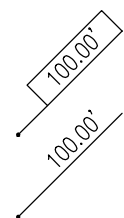


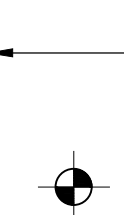
SYMBOLS


(NOT ALL MAY APPLY)


-----123----- EXISTING CONTOURS

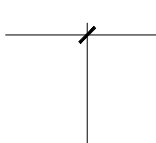
——123—— NEW CONTOURS

 EXISTING SPOT GRADE

 NEW SPOT GRADE


 DIRECTION OF DRAINAGE FLOW

 LEVEL LINE, BENCH MARK, WORK POINT OR CONTROL POINT

 DIMENSION LINE AND POINT

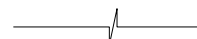
----- CENTER LINE OR FLOOR LINE


----- PROPERTY, BOUNDARY OR OUTLINE

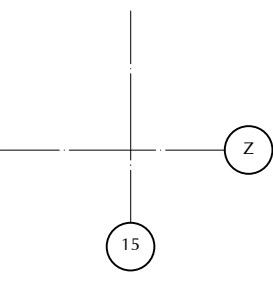
 MATCH LINE, SHADED SIDE IS BEING CONSIDERED

----- OUTLINE OF HIDDEN OBJECT, NIC ITEMS, REMOVED MATERIAL


-x-x-x-x-x- FENCE LINE


 BREAK LINE


 NOTE SYMBOL, SEE NUMBERED NOTES COLUMN

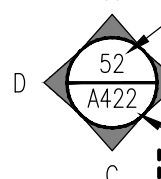
 COLUMN GRID REFERENCE


PATIENT ROOM — ROOM NAME
1234 — ROOM NUMBER

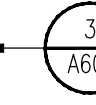
 WINDOW MARK & TYPE

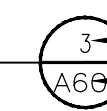
 DOOR MARK
HARDWARE GROUP


 EQUIPMENT SCHEDULE
EQUIPMENT MARK

 ELEVATION SYMBOL, ELEVATION NUMBERS
ELEVATION DIRECTION
SHEET WHERE DRAWN

 SECTION
SHEET WHERE DRAWN

 DETAIL
SHEET WHERE DRAWN

 ENLARGED DETAIL
SHEET WHERE DRAWN

 REVISION NUMBER
REVISION CLOUD, OPTIONAL

005-20

be screened from the public street due to the existing site landscaping.

following condition:

Structure Notification. Standard discovery measures shall be undertaken by the City of Santa Barbara Environmental Assessment throughout grading and construction activities. Any vegetation or paving removal, demolition, trenching or excavation personnel shall be alerted to the possibility of uncovering archaeological features or artifacts. If such archaeological resources are identified, they shall be halted immediately. The City Environmental Analyst shall retain an archaeologist from the most current City Qualified Professional List to assess the nature, extent and significance of any discovered archaeological resources. Appropriate management recommendations for archaeological resources include, but are not limited to, redirection of grading and/or construction activities, and/or monitoring with a Barbardo Chamash representative field Barbardo Chamash Site Monitors List, etc.

If any human remains, the Santa Barbara County Coroner shall be notified immediately if the remains are Native American, the federal Native American Heritage Commission, a Barbardo Chamash Site Monitor, or a Barbardo Chamash Site Monitor at all further subsurface disturbance in the area of the find. Work shall be suspended until the Environmental Analyst grants authorization.

Any archeological monitoring shall be submitted by the City Environmental Analyst to monitor all further subsurface disturbance in the area of the find. The City Environmental Analyst grants authorization.

The City Environmental Analyst will submit the findings of the archaeological monitoring shall be submitted by the City Environmental Analyst within 180 days of completion of the office of occupancy for the project.

on April 28, 2024, at the 86 day of April, 2024, by the Staff Hearing Officer

STAFF HEARING OFFICER RESOLUTION NO. 005-20
1964 LAS CAÑAS RD
APRIL 8, 2024
PAGE 3

I hereby certify that this Resolution correctly reflects the action taken by the City of Santa Barbara Staff Hearing Officer at its meeting of the above date.

Mary Temovskaya, Commission Secretary

Date 4/9/2024

PLEASE BE ADVISED:

- This action of the Staff Hearing Officer can be appealed to the Planning Commission within ten (10) days after the date the action was taken by the Staff Hearing Officer.
- If the scope of work exceeds the extent described in the Modification request or that which was represented to the Staff Hearing Officer at the public hearing, it may render the Staff Hearing Officer approval null and void.
- If you have any existing zoning violations on the property, other than those included in the conditions above, they must be corrected within thirty (30) days of this action.
- PLEASE NOTE:** A copy of this resolution shall be reproduced on the first sheet of the drawing submitted with the application for a building permit. The location, size and design of the construction proposed in the application for the building permit shall not deviate from the location, size and design of construction approved in this modification.
- NOTICE OF APPROVAL TIME LIMITS:** The Staff Hearing Officer's action approving the Performance Standard Permit or Modifications shall expire three (3) years from the date of the approval, per SBMC §20.205.12d, unless:
 - a. a building permit for the construction authorized by the approval is issued within thirty six months of the approval. (An extension may be granted by the Staff Hearing Officer if the construction authorized by the permit is being diligently pursued to completion.) or;
 - b. The approval has been discontinued, abandoned or unused for a period of six months following the earlier of:
 - i. an issuance of a Certificate of Occupancy for the use; or,
 - ii. one (1) year from granting the approval.



PRELIMINARY WATER SYSTEM IMPROVEMENT PLANS
LAS CANOAS FACILITY
CITY OF SANTA BARBARA, CALIFORNIA
APN NO. 021-010-028

196
ARCHITECTS

802 EAST COTA STREET, SUITE A
SANTA BARBARA, CA 93103
TEL (805) 963-1955

CONSULTANTS

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SUZANNE EL EDGE PLANNING & PERMITTING SERVICES
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GREER STRUCTURAL ENGINEERING
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ELECTRICAL ENGINEER
ALAN NOELLE ENGINEERING
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Santa Barbara, CA 93101
TEL (805) 563-5444

ARCHITECT STAMP

CONSULTANT STAMP

AGENCY APPROVAL

REVISIONS

NO.	DATE	DESCRIPTION

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PROJECT OWNER & TITLE

REVERE CAPITAL, LLC
2301 CEDAR SPRINGS RD, SUITE 200
DALLAS, TX 75201

WATER UTILITIES IMPROVEMENTS

1964 LAS CANOAS ROAD
SANTA BARBARA, CA 93105

SHEET TITLE

WATER SYSTEM IMPROVEMENT PLAN

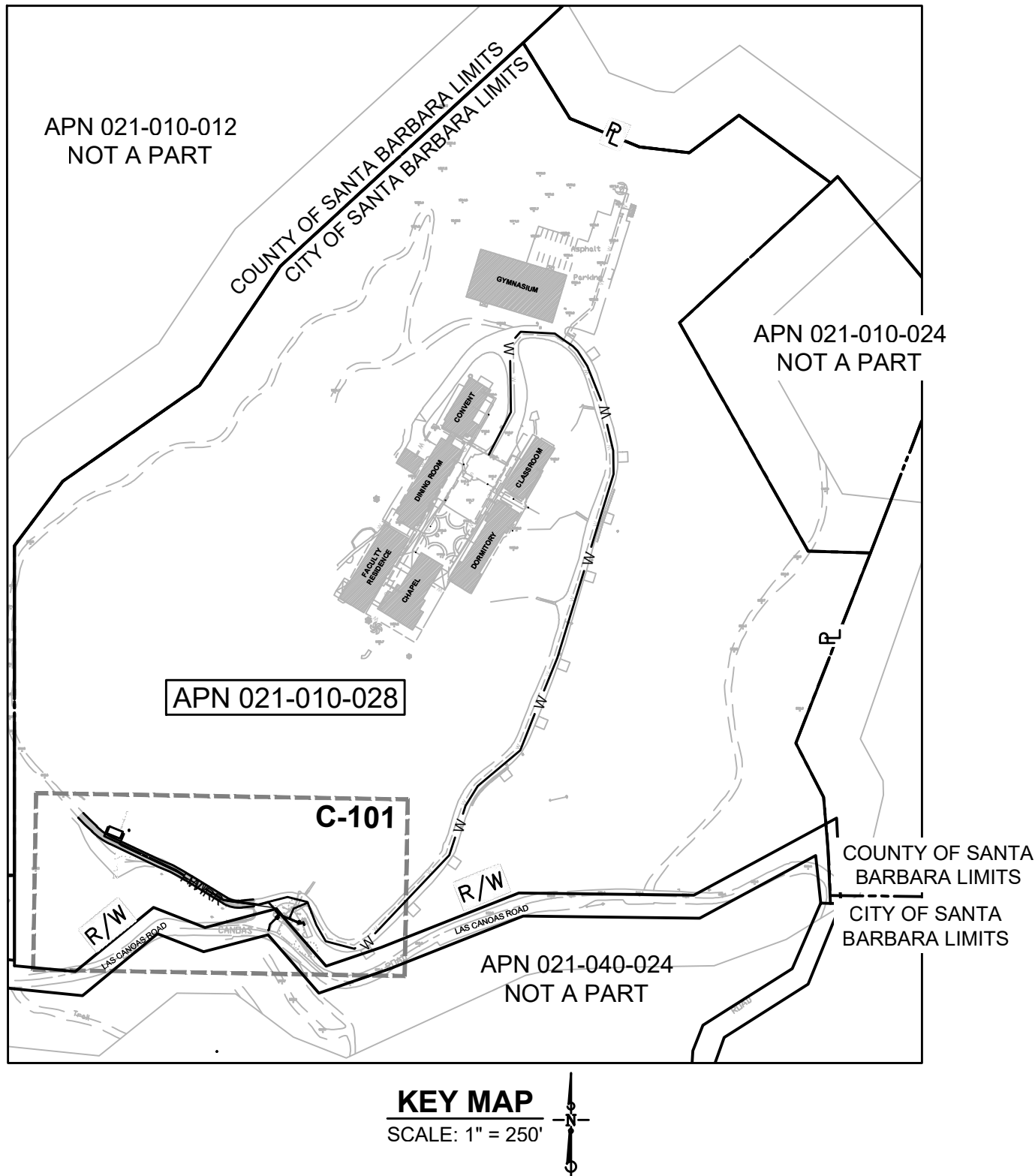
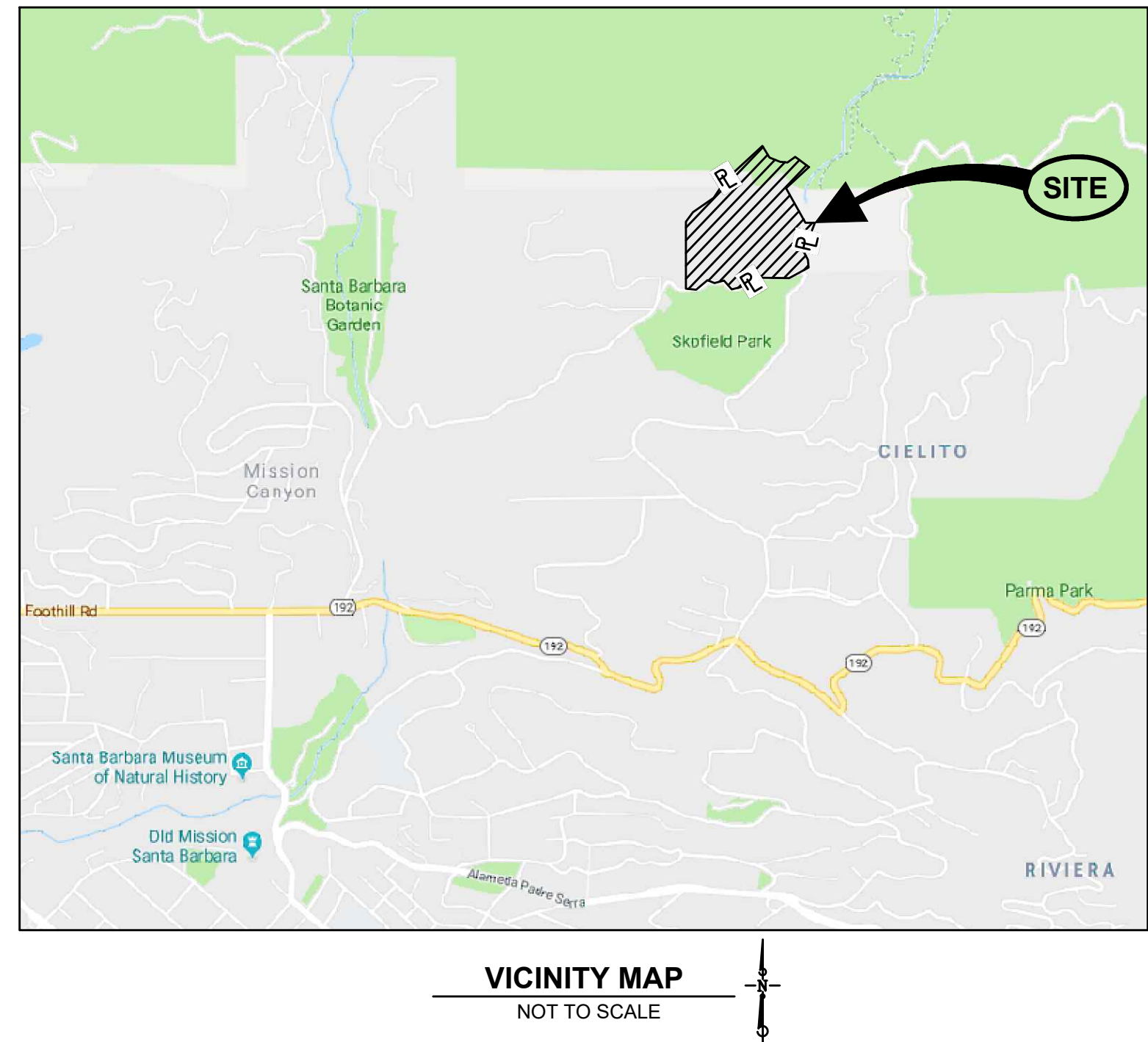
DRAWN BY: KMS

JOB NUMBER: 18045.04

SHEET NO.

C-101

DATE: AUGUST 31, 2019



AERIAL TOPOGRAPHY PROVIDED BY:

CENTRAL COAST AERIAL MAPPING, INC.
710 FIERO LN. #24
SAN LUIS OBISPO, CALIFORNIA 93401
TEL: (805) 543-4307 FAX: (805) 543-7257
MAIL@AERIAL-MAPS.COM
CONTOUR INTERVAL: 1' COMPILATION SCALE: 1" = 40'
PHOTOGRAPHY DATED 10-18-2016

TOPOGRAPHIC SURVEY PROVIDED BY:

WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVENUE, SUITES 7 & 8
GOLETA, CALIFORNIA 93117
TEL: (805) 967-4416
DATED: JUNE 2019

SURVEY NOTES:

- HORIZONTAL BASIS OF COORDINATES IS NAD83 (1991.35 EPOCH) PER STATION 0005 PER RECORD OF SURVEY BOOK 147, PAGES 70-74.
- VERTICAL DATUM IS NAVD88 PER STATION 0005 PER RECORD OF SURVEY BOOK 147, PAGES 70-74. ELEVATION = 595.86' FEET.

LEGEND:

CENTERLINE	SLOPE LINE
EDGE OF A.C. PAVEMENT	FENCE
ELEVATION	RETAINING WALL
CONCRETE PAVEMENT	WATER
A.C. PAVEMENT	SEWER
PROPERTY LINE	STORM DRAIN
RIGHT-OF-WAY LINE	POWER
EASEMENT LINE	GAS
CONTOURS (MAJOR)	TELEPHONE
CONTOURS (MINOR)	CABLE TV
BENCH MARK	MANHOLE
TREE CANOPY	CLEANOUT
APPROX. SAW CUT LINE	WATER METER & LATERAL
LIMIT OF GRADING LINE	FIRE HYDRANT
GRADE BREAK LINE	THRUST BLOCK
FLOW LINE	FITTING
	STREET LIGHT

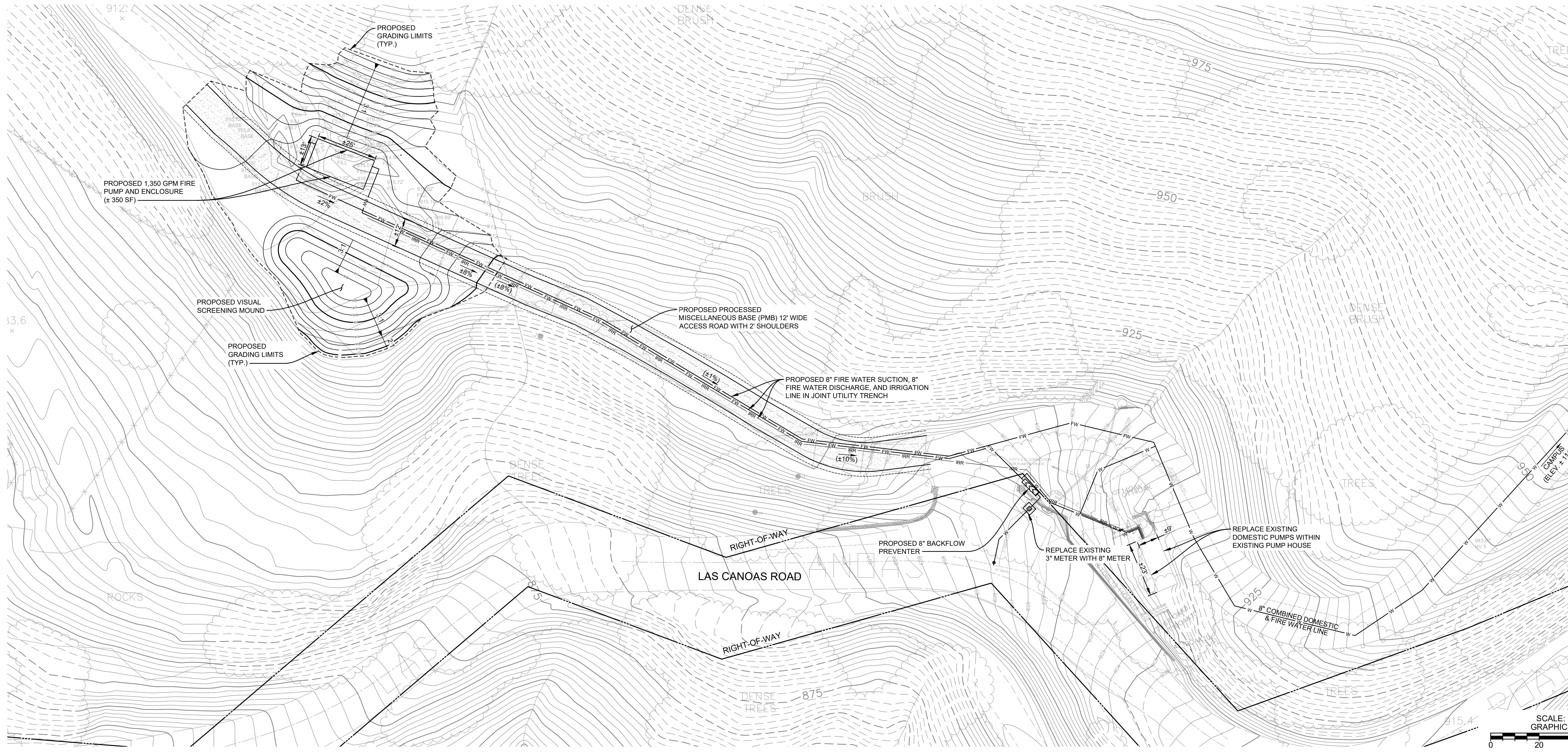
PRELIMINARY ESTIMATED EARTHWORK QUANTITIES:

RAW CUT: 315 CUBIC YARDS

RAW FILL: 290 CUBIC YARDS

NOTE:
EARTHWORK INTENDED TO
BE BALANCED ON SITE

NOTE: SHRINKAGE, CONSOLIDATION AND SUBSIDENCE FACTORS AND LOSSES DUE TO CLEARING AND DEMOLITION OPERATIONS ARE NOT INCLUDED. ESTIMATED RAW EARTHWORK QUANTITIES ARE BASED ON THE APPROXIMATE DIFFERENCE BETWEEN EXISTING GRADES AND PROPOSED FINISH GRADES AS INDICATED ON THE PLANS. STRUCTURAL SECTIONS FOR PAVING AND HARDSCAPE ARE NOT INCLUDED IN THESE ESTIMATES, AND FINAL EARTHWORK WILL VARY ACCORDING TO THESE FACTORS AND LOSSES.



PLANNER
SUZANNE ELLEDGE PLANNING & PERMITTING SERVICES
1625 State Street
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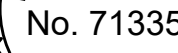
STRUCTURAL ENGINEER
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ALAN NOELLE ENGINEERING
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REVISIONS

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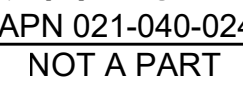
WATER UTILITIES IMPROVEMENTS

WATER SYSTEM IMPROVEMENT PLAN OVERVIEW

JOB NUMBER: 18045.04

C-102

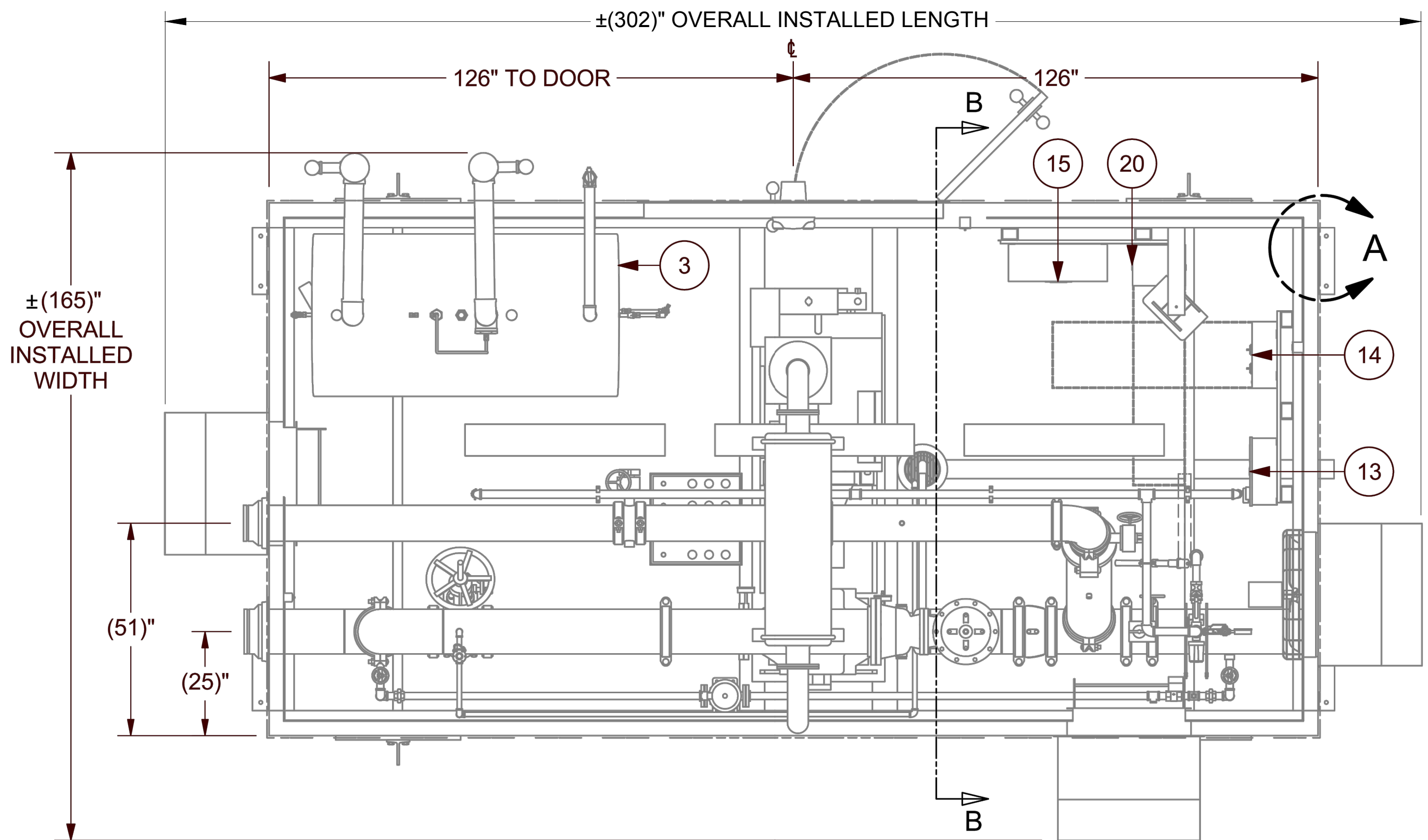
DATE: JANUARY 17, 2020



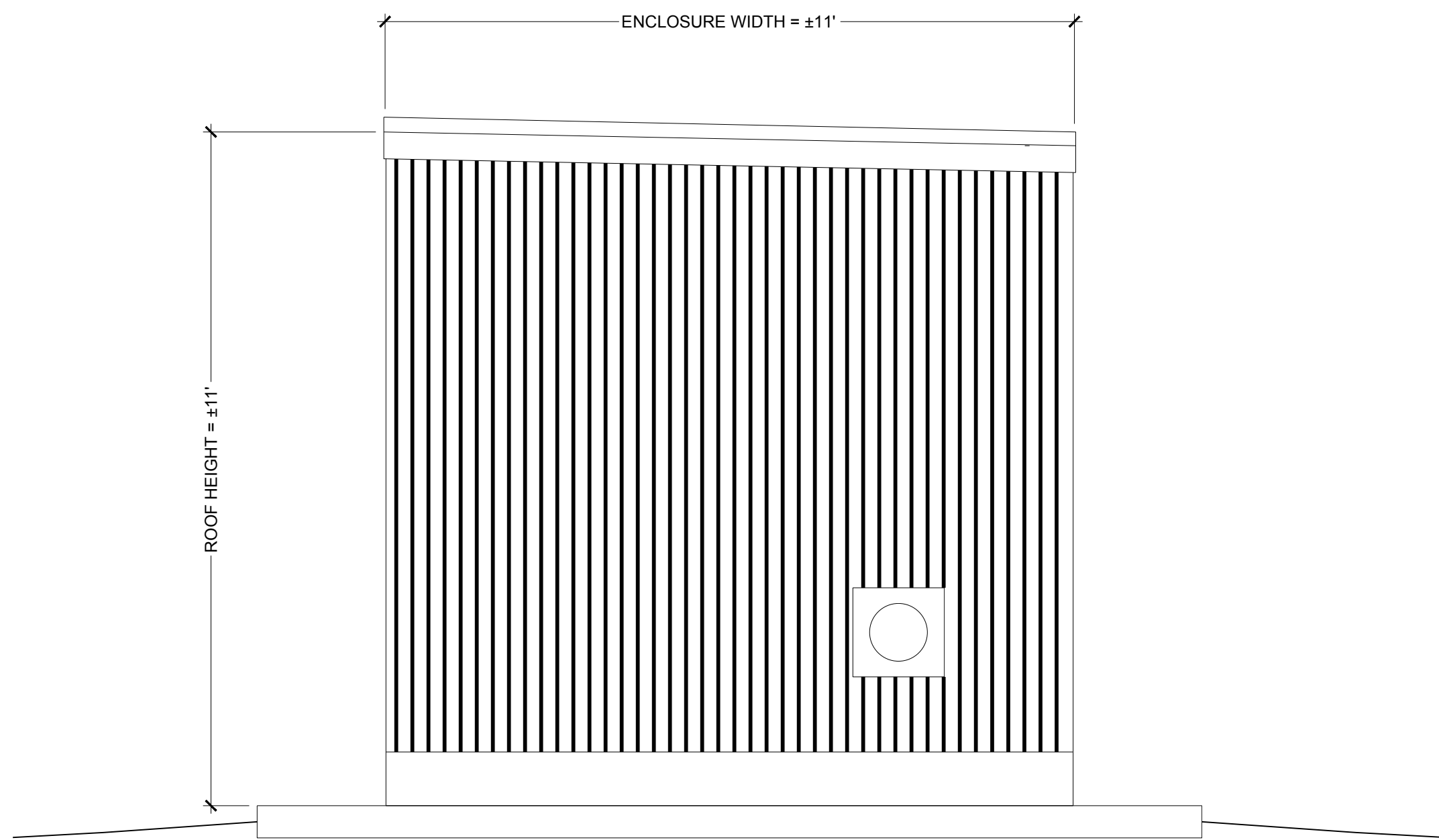
PRELIMINARY - NOT FOR CONSTRUCTION



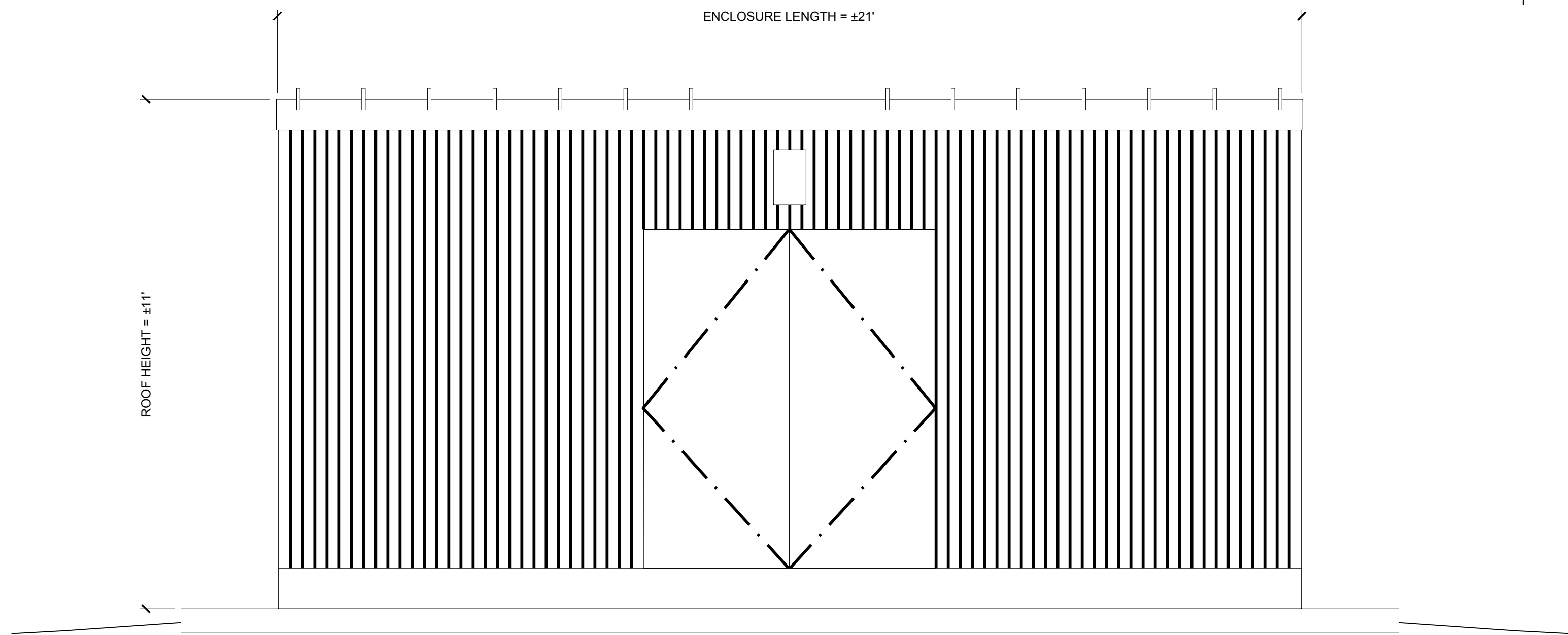
1 TYPICAL FIRE PUMP ENCLOSURE
NOT TO SCALE



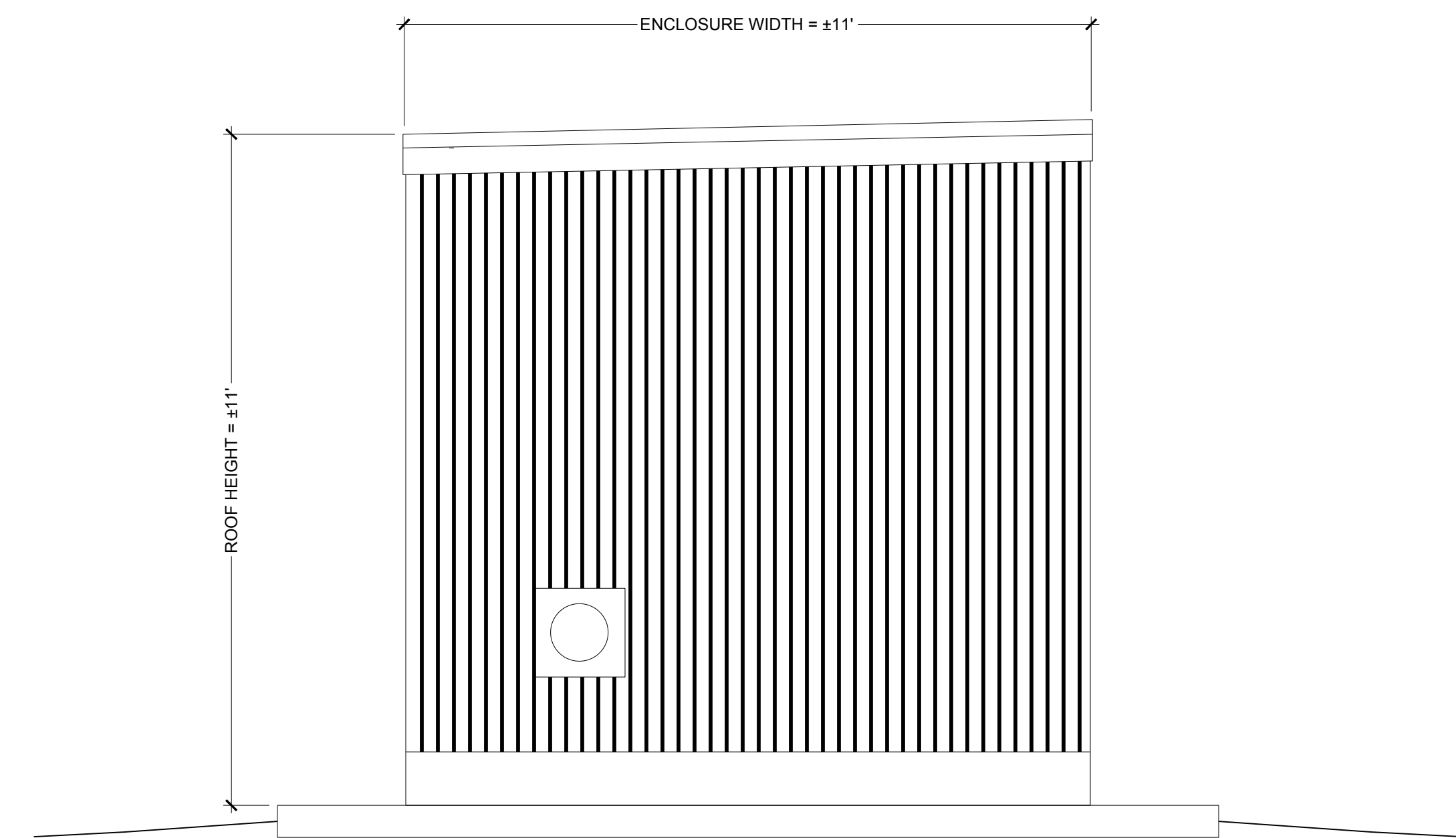
2 TYPICAL FLOOR PLAN
1/2" = 1'-0"



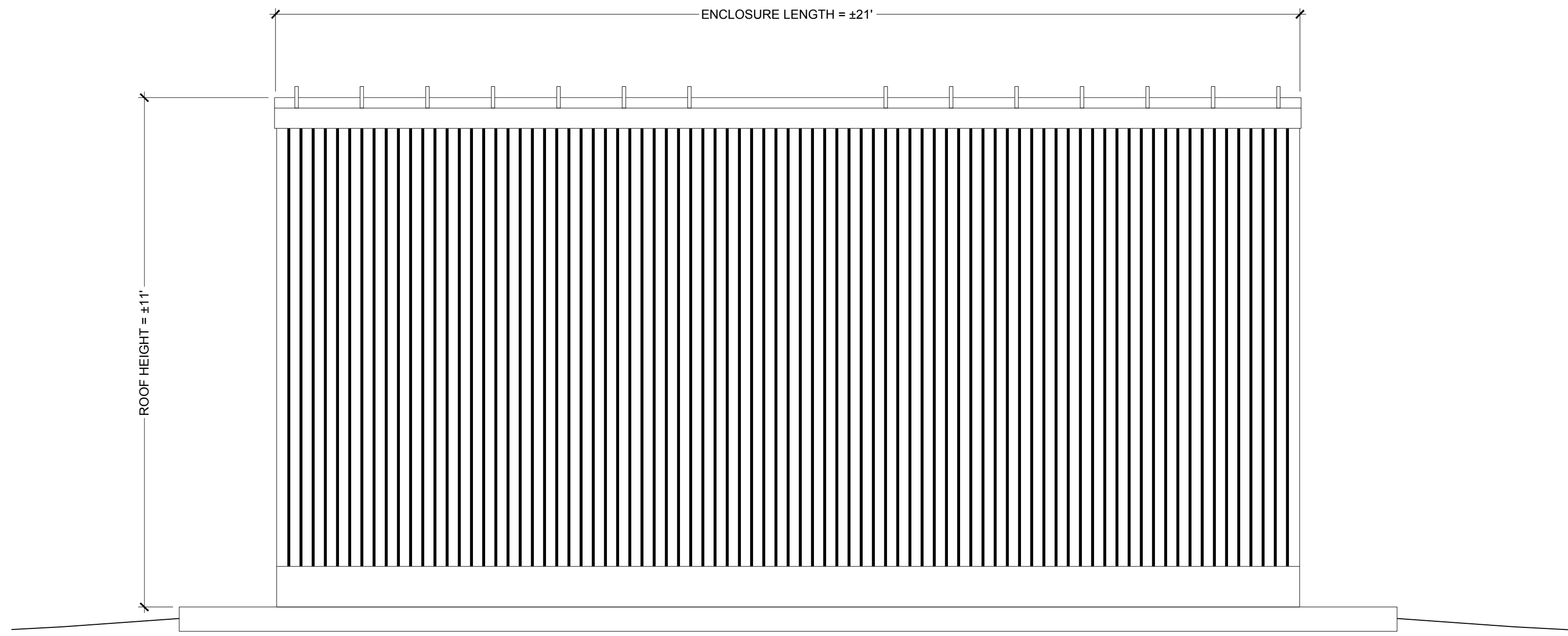
3 TYPICAL ENCLOSURE EXTERIOR ELEVATION - EAST
1/2" = 1'-0"



4 TYPICAL ENCLOSURE EXTERIOR ELEVATION - SOUTH
1/2" = 1'-0"



5 TYPICAL ENCLOSURE EXTERIOR ELEVATION - WEST
1/2" = 1'-0"



6 TYPICAL ENCLOSURE EXTERIOR ELEVATION - NORTH
1/2" = 1'-0"



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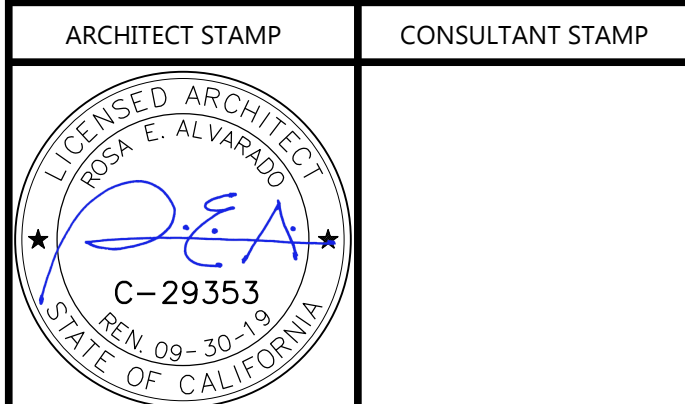
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AGENCY APPROVAL

NO.	DATE	DESCRIPTION

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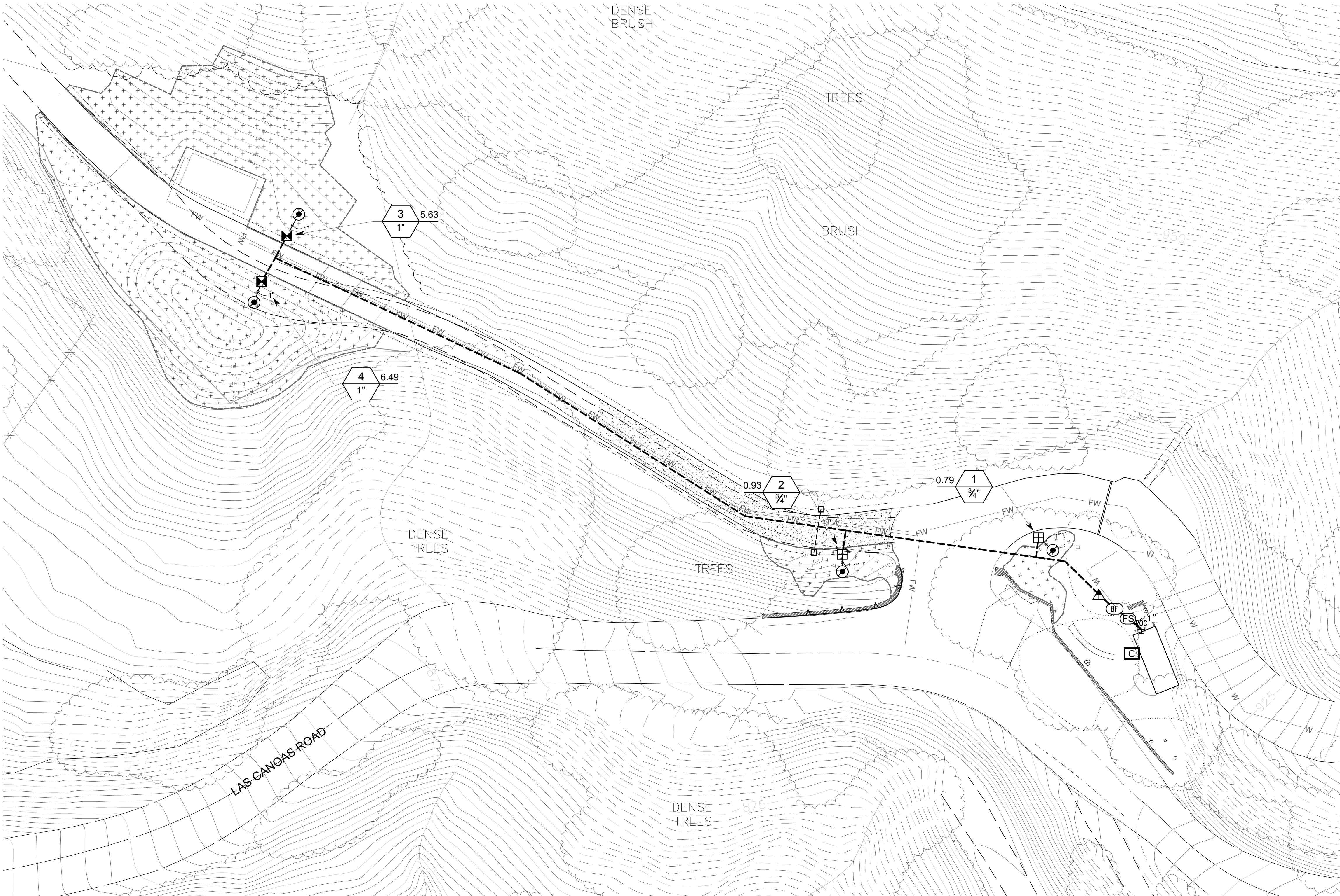
WATER UTILITIES IMPROVEMENTS
1964 LAS CANOAS ROAD
SANTA BARBARA, CA 93105

SHEET TITLE
TYPICAL FIRE PUMP ENCLOSURE

DRAWN BY: QP JOB NUMBER: 18045.04
SHEET NO.

A-101
DATE: AUGUST 31, 2019

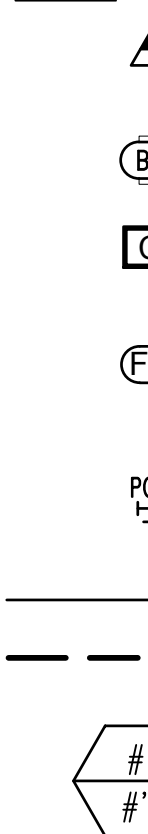
DRAWING NAME: \ARCHCAD\PROJECTS\010 PROJECTS\19.032 CAD\19.032 IN PROGRESS\LAS CANOAS INTERSHEETS\CONSTRUCTION DRAWINGS\IRRIGATION PLAN\LI-1 IRRIGATION PLAN.dwg
PLOT DATE: AUG 14, 2019 - 9:24PM
PLOT BY: JAC2004



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird KCZ-075-PRF Low Flow Drip Control Kit, 3/4" Low Flow Valve, 3/4" Pressure Regulating RBY Filter, and 30psi pressure regulator. 0.2gpm-5gpm.	2
	Rain Bird KCZ-100-PRB-R Medium Plus Flow for Commercial Applications. Purple Cap designates for Reclaimed Water, Non-Potable Use. 1" PESBR Valve and 1" Pressure Regulating 40psi Basket Filter. 5-20gpm.	2
	Pipe Transition Point above grade Pipe transition point from PVC lateral to drip tubing with riser to above grade installation.	4
	Area to Receive Drip Emitters Hunter HE-B Point Source Drip Emitter with Self Piercing Barb. Color coded emitters for flow rates of 0.5, 1.0, 2.0, 4.0, and 6.0 GPH. Can be inserted into 1/2" and 3/4" tubing and have pressure compensating from 15-90 PSI. Optional diffuser cap (RE) available.	9,225 s.f.
	Emitter Notes: 10HE-B emitters (2 assigned to each 1 gal plant) 20HE-B emitters (3 assigned to each 15 gal plant) 10HE-B emitters (1 assigned to each 4"pot plant) 20HE-B emitters (2 assigned to each 5 gal plant) 10HE-B emitters (1 assigned to each flat plant)	342 9 108

SYMBOL

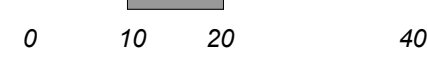
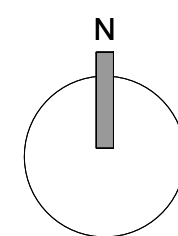


MANUFACTURER/MODEL/DESCRIPTION

	Pressure Regulator Pressure limited to 39.35 PSI Honeywell Braukmann Pressure regulator Do6G with gauge M39A1032	1
	Febco LF825YA 1" Lead Free Reduced Pressure Backflow Preventer	1
	Hunter HCC-800-SS 8 Station Outdoor Wi-Fi enabled, full-functioning controller with touchscreen, Commercial Use. Stainless Steel Cabinet.	1
	Hunter HC-100-FLOW 1" Flow meter for use with Hydramis enabled controller to monitor flow and provide system alerts. Also functions as stand alone flow totalizer/sub meter on any residential or commercial irrigation system.	1
	Point of Connection 1" Pump House	1
	Irrigation Lateral Line: PVC Schedule 40	29.91 l.f.
	Irrigation Mainline: PVC Schedule 40	377.8 l.f.
	Valve Colout	
	Valve Number	
	Valve Flow	
	Valve Size	

CRITICAL ANALYSIS

Generated:	2019-08-12 22:06
P.O.C. NUMBER: 01	
Water Source Information:	Pump House
FLOW AVAILABLE	
Point of Connection Size:	1"
Flow Available:	20.24 gpm
PRESSURE AVAILABLE	
Static Pressure at POC:	70.00 psi
Pressure Available:	70.00 psi
DESIGN ANALYSIS	
Maximum Station Flow:	6.49 gpm
Flow Available at POC:	20.24 gpm
Residual Flow Available:	13.75 gpm
Critical Station:	4
Design Pressure:	30.00 psi
Friction Loss:	0.09 psi
Fittings Loss:	0.01 psi
Elevation Loss:	0.00 psi
Loss through Valve:	4.99 psi
Pressure Req. at Critical Station:	35.00 psi
Loss for Fittings:	0.41 psi
Loss for Main Line:	4.10 psi
Loss for POC to Valve Elevation:	0.00 psi
Loss for Backflow:	10.97 psi
Critical Station Pressure at POC:	50.57 psi
Pressure Available:	70.00 psi
Residual Pressure Available:	19.43 psi



Scale:
1" = 20'

Irrigation Notes:

- See irrigation legend for complete descriptions of all symbols shown on irrigation plan.
- Point of connection is at the approximate location shown on plan.
- Install all valves in locking plastic valve boxes in groundcover area adjacent to pavement (2'-0" maximum) for ease of access. Identify locations and flag on site for Landscape Architect's approval BEFORE excavating for installation.
- All irrigation emission devices shall meet the criteria as set forth in MWELO Section 492.7(a)(1)(M). Install irrigation system in accordance with manufacturer's specifications, irrigation details, and local codes.
- Install pressure regulating devices where necessary to ensure that the dynamic pressure at each emission device is within manufacturer's recommended pressure range for optimal performance per MWELO Section 492.7(a)(1)(C).
- Indicated pipe locations are schematic. Do not place pipe under paving except where absolutely necessary. Coordinate pipe installation with other trades.
- All piping installed under paving, through walls or footings must be placed inside Schedule 40 PVC sleeves of adequate size to allow free movement of the pipe in the sleeves. All pipe runs in sleeves must be straight, with no bends or angles. Sleeves for recycled-water irrigation lines shall be colored to match the pipe.
- Locate irrigation controller at approximate location shown on plan. 110-v j-box by others. Obtain Landscape Architect's approval of location before installing.
- Emitters shall be located on grade and staked a minimum of 6" (six inches) from the center of the plant, or at outer edge of rootball, whichever is greater.
- Install flush end valves at the ends of all 5/8" polyethylene drip tubing in round valve boxes with gravel fill.
- Install irrigation lines at the following minimum depths:
Schedule 40 and class 315 PVC mainline: 18" minimum cover
Schedule 40 PVC lateral line: 12" minimum cover
5/8" polyethylene drip tubing: place on grade with stakes @ 6' O.C.
1/2" polyethylene micro-tubing: place on grade
**Install all rigid pipe as near to edges of planting areas, to avoid conflict with large plants.
- Emitter layout:
1 gallon plant: 2- 1 GPH (Hunter 10HE-B) emitters per plant
5 gallon plant: 2- 2 GPH (Hunter 20HE-B) emitters per plant
15 gallon plant: 3- 2GPH (Hunter 20HE-B) emitters per plant
Punch emitter into polyethylene tubing. Attach microtubing to emitter. Attach bug cap to open end of microtubing. Bring microtubing to edge of rootball. Stake end of microtubing with plastic stake manufactured for that purpose.
- In the event of discrepancies in irrigation equipment count, quantities indicated by symbols on the plan prevail.
- Include in the contract price a sufficient amount to allow for supply and installation of additional irrigation equipment to be used. Include 100 linear feet of lateral line and 100 linear feet of mainline. Provide the unit price for such irrigation equipment in the bid and credit the owner for each piece of equipment not installed.
- In vicinity of existing trees, use discretion to route lateral lines and mainline as necessary to avoid root damage. Under canopies of existing trees, excavate using hand tools, and route pipe under roots with a minimum 4" clearance. Do not cut roots larger than 2" (two inches) in diameter, unless approved by the Landscape Architect.
- Verify location of backflow preventer, master control valves, controller and point of connection with Landscape Architect prior to installation.
- Install check valves at the low end of all irrigation lines to prevent low head drainage.
- Landscape Contractor to coordinate with project plumber, and ensure all necessary stub-out locations for podium or raised planters are correct during construction.

Irrigation Pipe Sizing Guidelines:

Schedule 40 mainline up to 1-1/2"	Landscape Design for Water Conservation Compliance Statement	
0-4 gpm	1/2"	
5-8 gpm	3/4"	
9-12 gpm	1"	
13-22 gpm	1-1/4"	
23-30 gpm	1-1/2"	
Class 315 mainline 2" and up		
30-50 gpm	2"	
51-70 gpm	2- 1/2"	
71-100 gpm	3"	
Schedule 40 lateral line		
0-4 gpm	1/2"	
5-10 gpm	3/4"	
11-16 gpm	1"	
17-26 gpm	1-1/4"	
27-35 gpm	1-1/2"	
36-55 gpm	2"	
56-80 gpm	2-1/2"	
81-120 gpm	3"	
Weathermatic valves		
0-20 gpm	1"	
20-40 gpm	1-1/2"	
40-80 gpm	2"	
Rainbird KCZ drip valves		
0-15 gpm	1"	
15-40 gpm	1-1/2"	
Mandatory Measures:	(Show calculations of required areas on referenced sheets.)	Sheet #
No turf in parkways, medians or other areas with any dimension or < 8 feet		LP-1
No turf on >20% slope		LP-1
Residential, mixed-use & institutional projects, 280% of site's landscaped area in water wise plants; Commercial projects, 100% of landscaped area planted with water wise plants		LP-1
Three inches of mulch, specified as required		LP-1 notes
Areas of sprinkler coverage avoids overspray and runoff, including optimum distribution uniformity, head-to-head spacing and setbacks from walkways and pavement		LI-1
Sprinklers have matched precipitation rates within each valve and circuit		LI-1
Valves separated for individual hydrozones based on plant water needs and sun/shade requirements		LI-1
Weather based irrigation controller with a rain shutoff sensor for the entire irrigation system if including an automatic irrigation system		LI-1
Areas less than 8' wide irrigated only with bubblers, rotating nozzles on pop-up bodies, subsurface, or drip irrigation		LI-1
Dripflow volume irrigation system on >25% of landscaped area		LI-1
Check valves (inline or integrated) located to prevent unwanted draining of irrigation lines		LI-1
Pressure regulator(s) scheduled for mainline(s) if necessary, inline regulators at each valve		LI-1
Grading encourages water retention and infiltration by preserving open space and creating depressed areas/swales		See Civil
Grading mimics natural, pre-development hydrologic flow paths and maintains and/or increases the width of flow paths in order to decrease flow rates		See Civil
Calculations: Drip irrigation is provided on greater than 80 percent of landscape area. Total landscape area: 9,322 square feet Low water use 9,322 sf =100%		
I state that I am familiar with the Landscape Design Standards for Water Conservation as most recently adopted by the Santa Barbara City Council and that the landscape design for this project complies with those standards. It is my understanding that verification of compliance will be necessary upon final building inspection. I shall inspect the completed installation and I will submit in writing that the installation substantially conforms to the approved plans.		
Signature License # 2911	Laurie Romano Exp. Date August 30, 2021	



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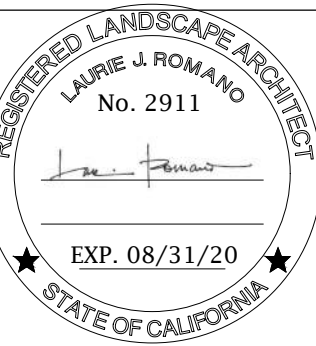
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ARCHITECT STAMP



CONSULTANT STAMP



AGENCY APPROVAL

REVISIONS

NO.	DATE	DESCRIPTION

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PROJECT OWNER & TITLE

REVERE CAPITAL, LLC
2301 CEDAR SPRINGS RD, SUITE 200
DALLAS, TX 75201

WATER UTILITIES IMPROVEMENTS

1964 LAS CANOAS ROAD
SANTA BARBARA, CA 93105

SHEET TITLE

IRRIGATION PLAN

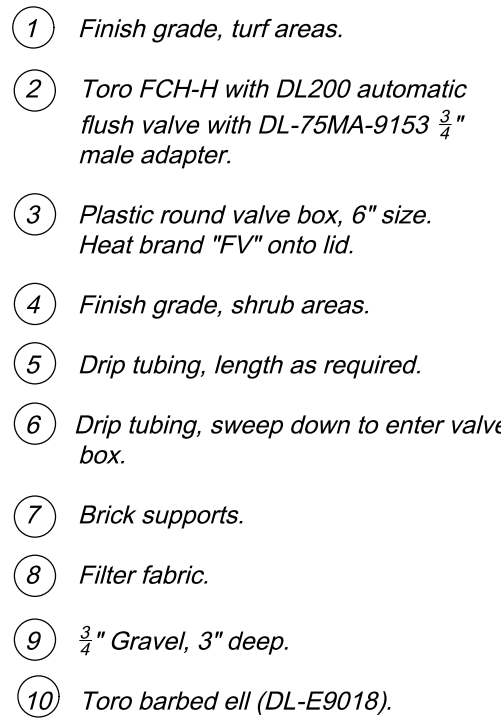
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JOB NUMBER: 18045.04

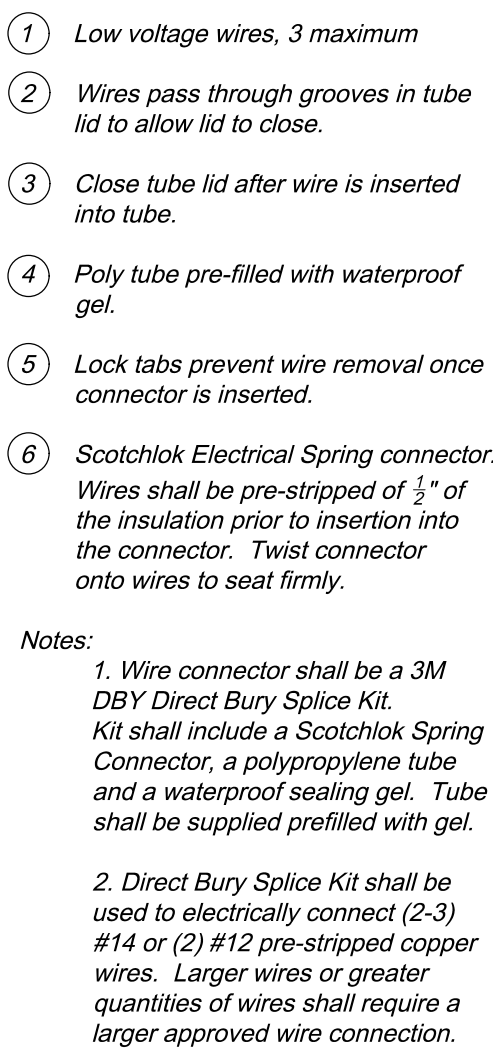
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LI-1

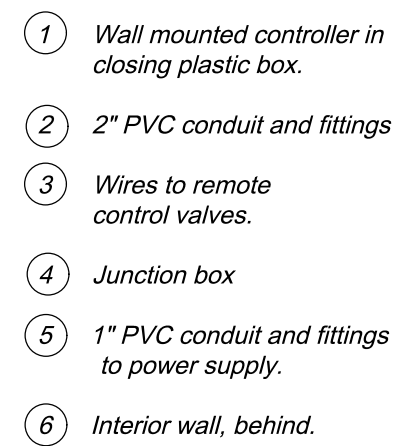
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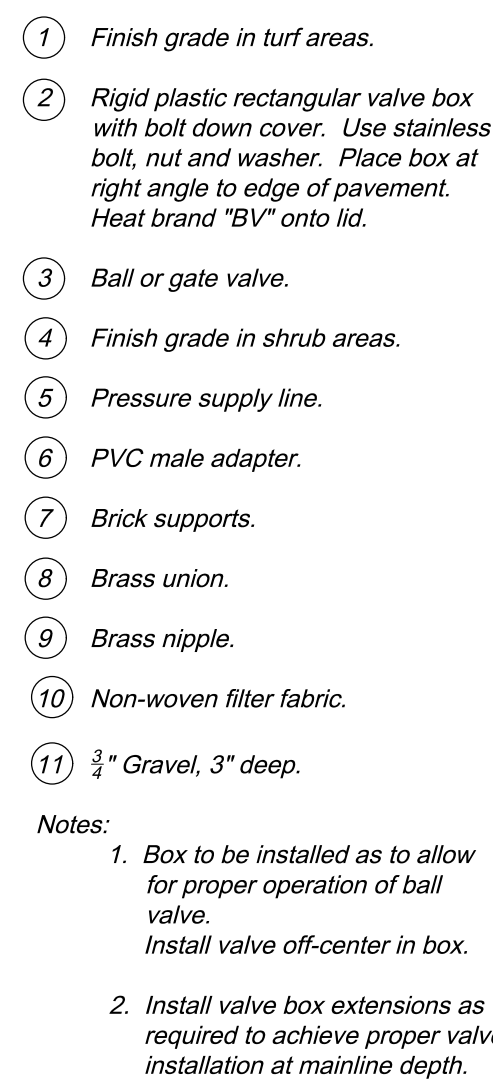
10 DRIP FLUSH VALVE
Scale: 1"=1'-0"



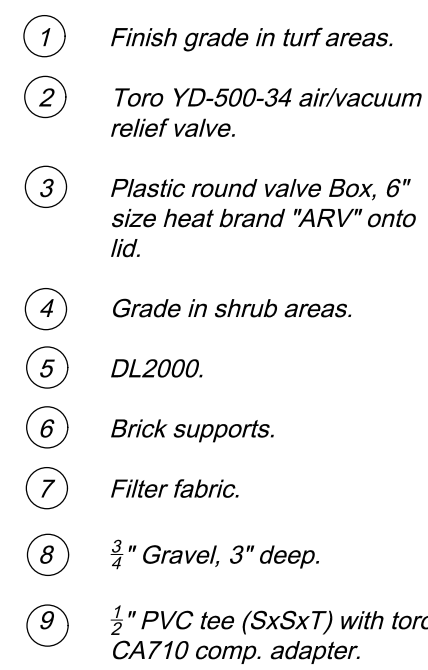
7 **WIRE CONNECTION**
Not to Scale



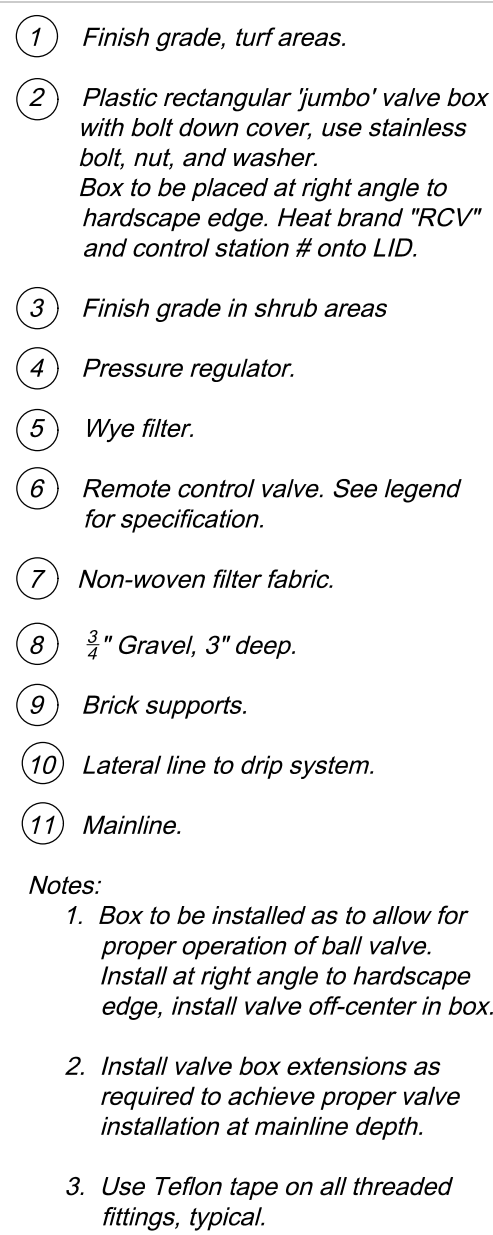
4 WALL MOUNTED CONTROLLER
Not to Scale



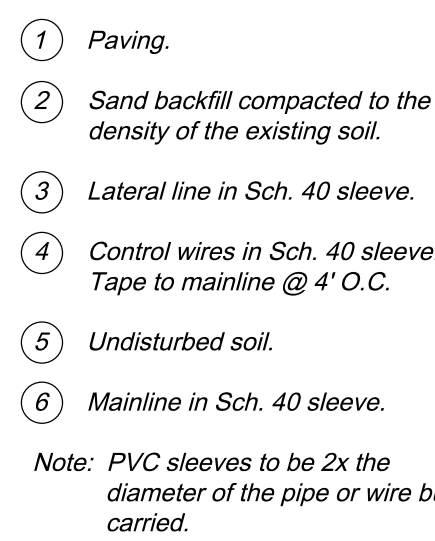
1 BALL OR GATE VALVE
Not to Scale



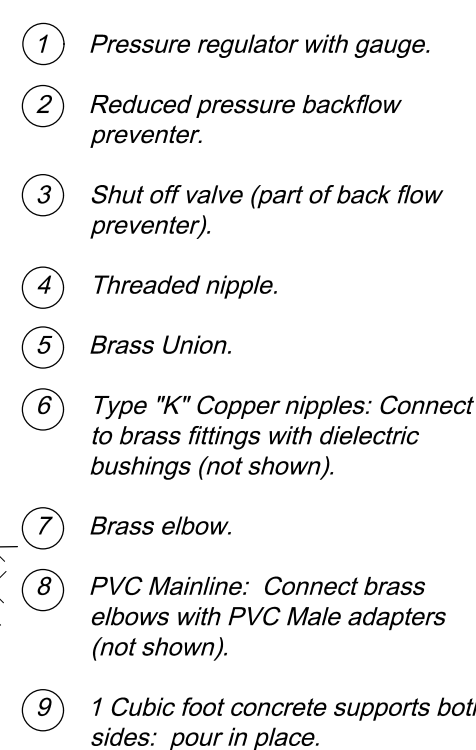
11 **DRIP AIR RELIEF VALVE**
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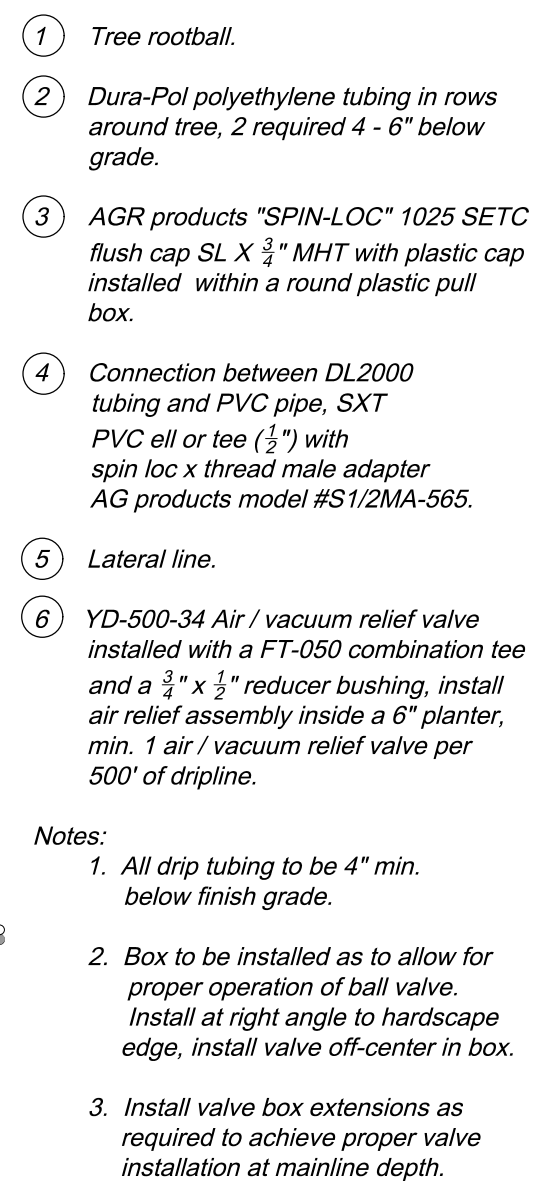
8 DRIP VALVE ASSEMBLY
Not to Scale



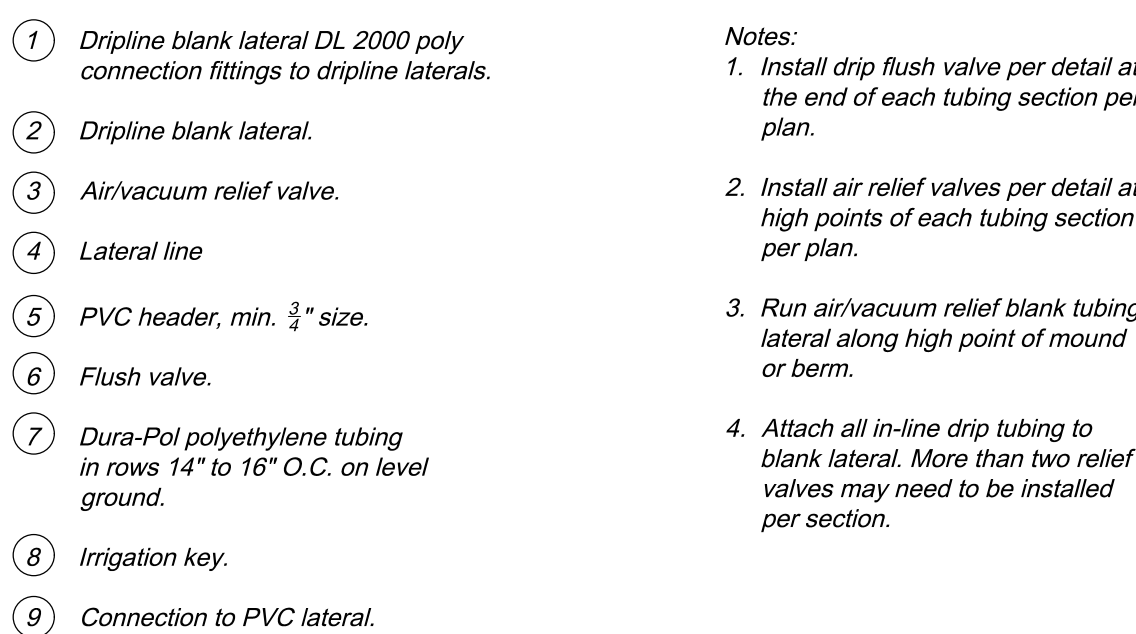
5 PIPE / WIRE SLEEVE INSTALLATION
Not to Scale



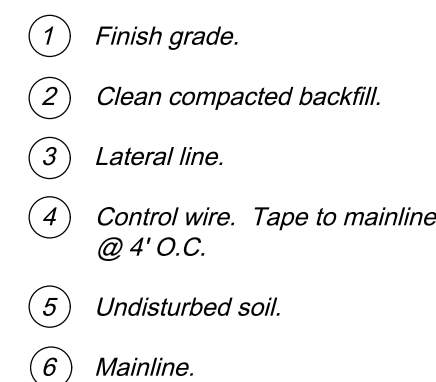
2 REDUCED PRESSURE BACKFLOW PREVENTER
Not to Scale



9 TREE DRIP RING LAYOUT
Scale: 1"=1'-0"



6 **DRIPLINE CONNECTION**
Not to Scale



3 PIPE INSTALLATION



196
ARCHITECTS

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<p>ARCHITECT STAMP</p> 	<p>CONSULTANT STAMP</p> 
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AGENCY APPROVAL

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REVERE CAPITAL, LLC
2301 CEDAR SPRINGS RD, SUITE 200
DALLAS, TX 75201

**WATER UTILITIES
IMPROVEMENTS**
1964 LAS CANOAS ROAD
SANTA BARBARA, CA 93105

SHEET TITLE

*IRRIGATION
DETAILS*

DRAWN BY: QP JOB NUMBER: 18045.04

SHEET NO.

LI-2



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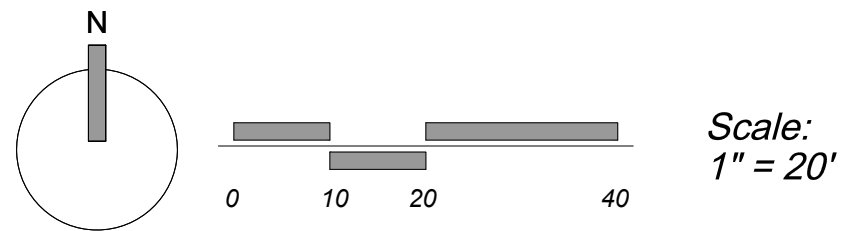
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PLOT DATE: AUG 14, 2019 - 9:24AM
PLOT BY: JAC2004



SEE SHEET LP-2 AND LP-3 FOR PLANTING
PLAN ENLARGEMENTS
SEE SHEET LP-2 FOR PLANTING NOTES
SEE SHEET LP-5 FOR PLANTING
SPECIFICATIONS
SEE SHEET LI-1 FOR LANDSCAPE
COMPLIANCE STATEMENT

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	
Qm	3	Quercus agrifolia	Coast Live Oak Multi-Trunk	15 gal	Low	
Sm	6	Sambucus mexicana	Mexican Elderberry	5 gal	Low	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	
Ha	22	Heteromeles arbutifolia	Toyon	5 gal	Low	
Pl	13	Prunus ilicifolia 'Yoni'	Catalina Cherry	5 gal	Low	
Re	19	Rhamnus californica 'Eve Case'	California Coffeeberry	1 gal	Low	
Rm	13	Rhamnus californica 'Mound San Bruno'	California Coffeeberry	5 gal	Low	
Ro	16	Rhus ovata	Sugar Bush	1 gal	Low	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	SPACING
	264	Ceanothus griseus horizontalis 'Yankee Point'	California Lilac	1 gal	Low	60" o.c.
	206 sf	Gravel 3/8"	Hamly Gold or California Gold	flat	N/A	



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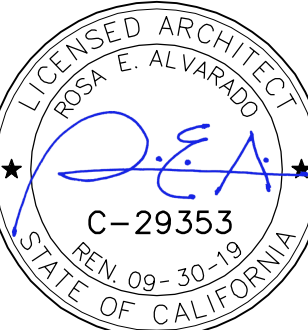
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AGENCY APPROVAL

REVISIONS

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PROJECT OWNER & TITLE

REVERE CAPITAL, LLC
2301 CEDAR SPRINGS RD, SUITE 200
DALLAS, TX 75201

WATER UTILITIES
IMPROVEMENTS

1964 LAS CANOAS ROAD
SANTA BARBARA, CA 93105

SHEET TITLE

PLANTING PLAN

DRAWN BY: QP

JOB NUMBER: 18045.04

SHEET NO.

LP-1

DATE: AUGUST 31, 2019

PLANNER
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REGISTERED LANDSCAPE ARCHITECT
LAURIE J. ROMANO
No. 2911
EXP. 08/31/20
STATE OF CALIFORNIA

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REVERE CAPITAL, LLC
2301 CEDAR SPRINGS RD, SUITE 200
DALLAS, TX 75201

1504 LAS Canoas Road
Santa Barbara, CA 93105

*PLANTING
ENLARGEMENT
WEST*

JOB NUMBER: 18045.04

LP-2

JOB NUMBER: 18045.04



NATIVE GROUNDCOVER
Ceanothus 'Yankee Point',
California Lilac

PROPOSED PUMP HOUSE

NATIVE SHRUB _____
Prunus illicifolia lyonii / Cataliina Cherry

NATIVE SHRUB _____
Heteromeles arbutifolia / Toyon

NATIVE SHRUB
Sambucus mexicana / Elderberry

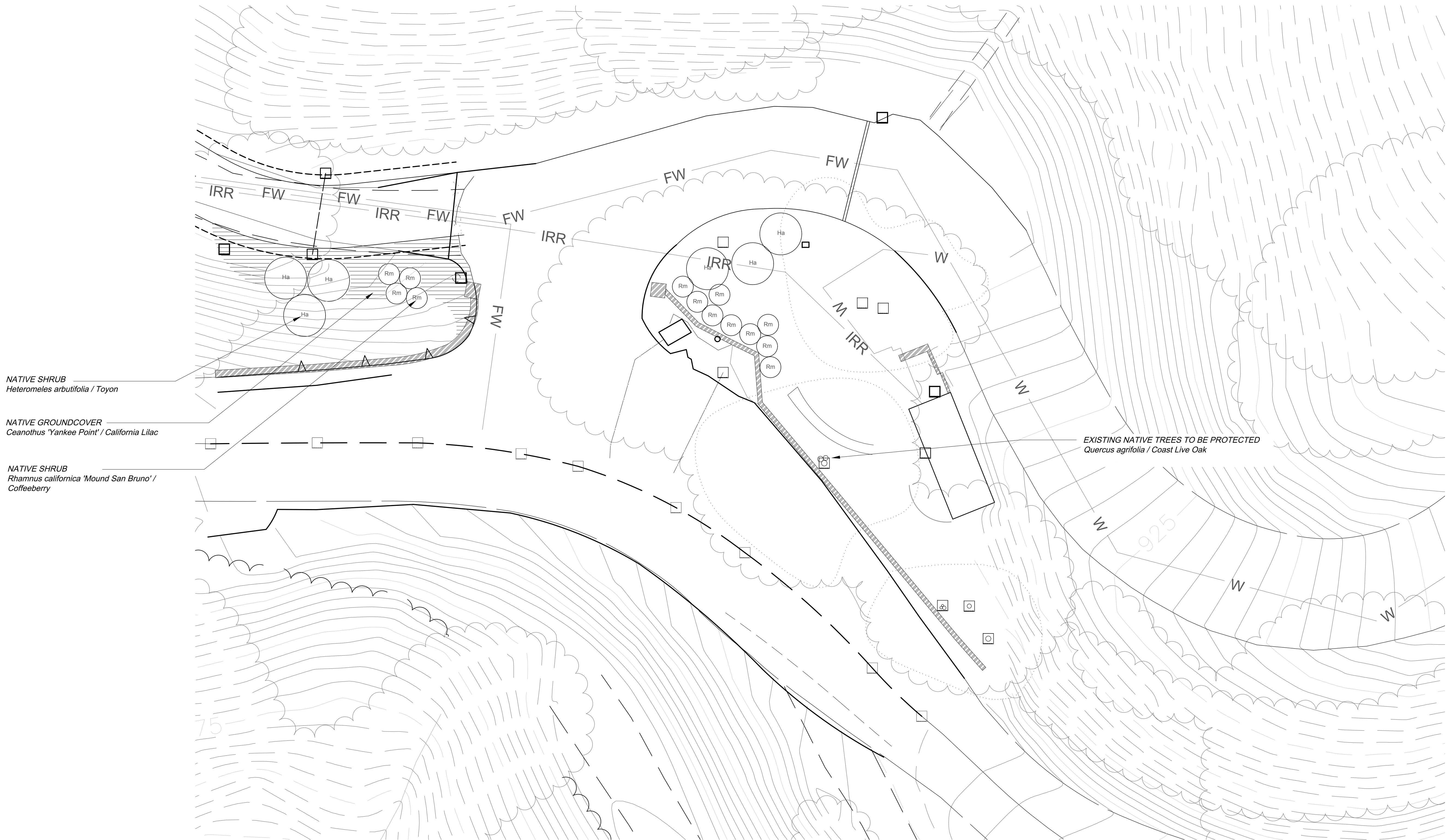
NATIVE SHRUB
Rhus ovata / Sugarbush

- NATIVE TREE
Quercus agrifolia / Coast Live Oak
natural form

<u>TREES</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>WUCOLS</u>
Om	3	Quercus agrifolia	Coast Live Oak Multi-Trunk	15 gal	Low
Sm	6	Sambucus mexicana	Mexican Elderberry	5 gal	Low

<u>SHRUBS</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>WUCOLS</u>
Ha	16	Hedera helix arifolia	Toyon	5 gal	
Pl	13	Prunus ligifolia lutea	Catalina Cherry	5 gal	Low
Re	19	Rhamnus californica 'Eve Case'	California Coffeeberry	1 gal	Low
Ro	16	Rhus ovata	Sugar Bush	1 gal	Low

DRAWING NAME: \\ARCADIA\PROJECTS\010 PROJECTS\19.032 LAS CANOAS WATER\19.032 CAD\19.032 IN PROGRESS\LAS CANOAS WATER\SHEETS\CONSTRUCTION DRAWINGS\PLANTING PLAN\LP-3 PLANTING ENLARGEMENT EAST.DWG
PLOT DATE: AUG 14, 2019 - 9:25PM
PLOT BY: JAC204

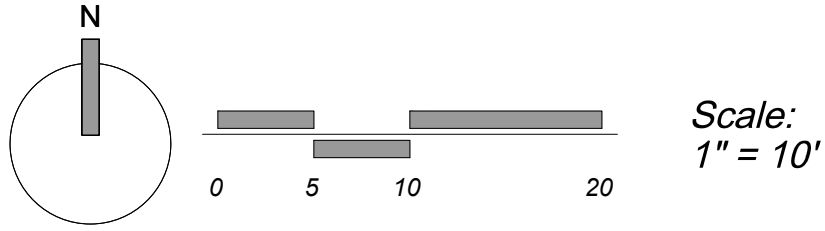


PLANT SCHEDULE DRIVEWAY ENTRY

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
Ha	6	<i>Heteromeles arbutifolia</i>	Toyon	5 gal	Low
Rm	13	<i>Rhamnus californica</i> 'Mound San Bruno'	California Coffeeberry	5 gal	Low

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	SPACING
	14	<i>Ceanothus griseus horizontalis</i> 'Yankee Point'	California Lilac	1 gal	Low	60" o.c.

SEE SHEET LP-2 AND LP-3 FOR PLANTING
PLAN ENLARGEMENTS
SEE SHEET LP-2 FOR PLANTING NOTES
SEE SHEET LP-3 FOR PLANTING
SPECIFICATIONS
SEE SHEET L1-1 FOR LANDSCAPE
COMPLIANCE STATEMENT



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REVISIONS		
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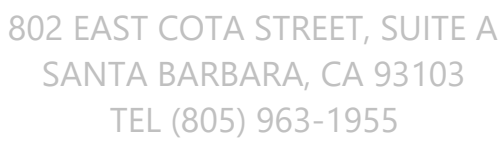
PROJECT OWNER & TITLE
REVERE CAPITAL, LLC
2301 CEDAR SPRINGS RD, SUITE 200
DALLAS, TX 75201

WATER UTILITIES IMPROVEMENTS
1964 LAS CANOAS ROAD
SANTA BARBARA, CA 93105

SHEET TITLE
PLANTING ENLARGEMENT EAST

DRAWN BY: QP JOB NUMBER: 18045.04

SHEET NO.
LP-3
DATE: AUGUST 31, 2019



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SANTA BARBARA, CA 93105

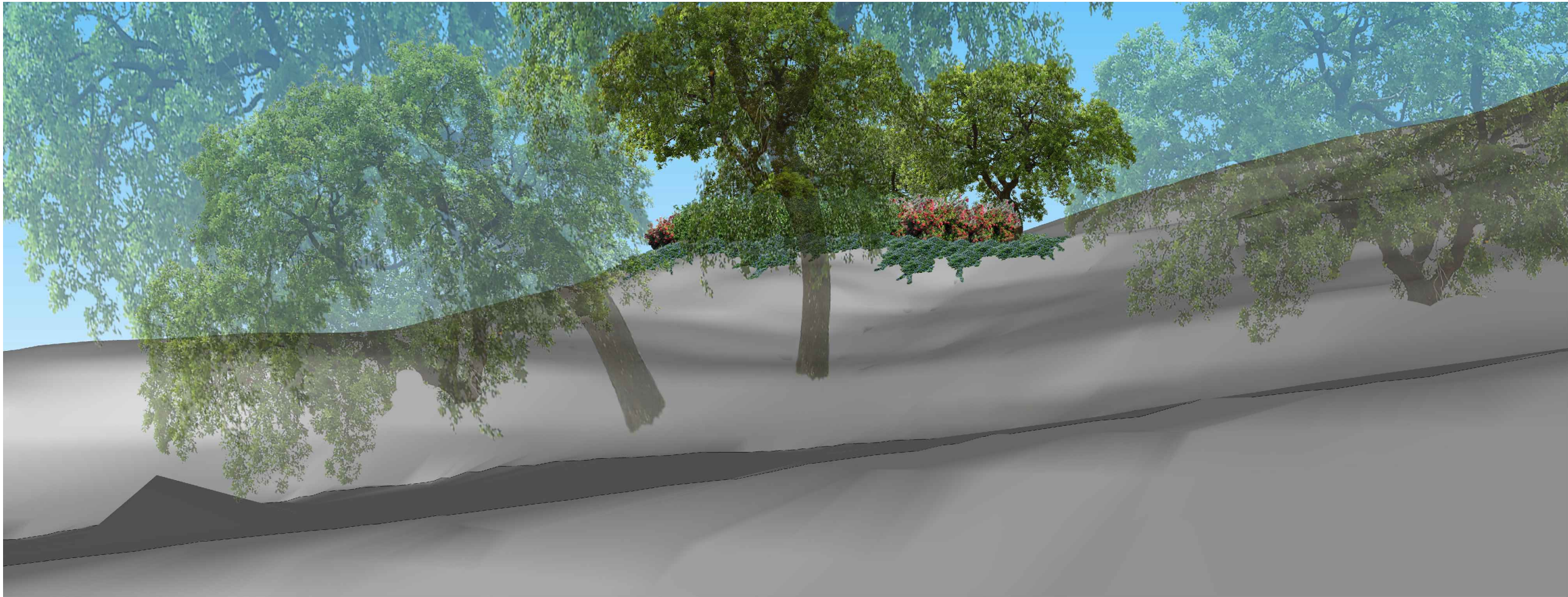
PLANTING DETAILS

JOB NUMBER: 18045.04

SHEET NO.

LP-4

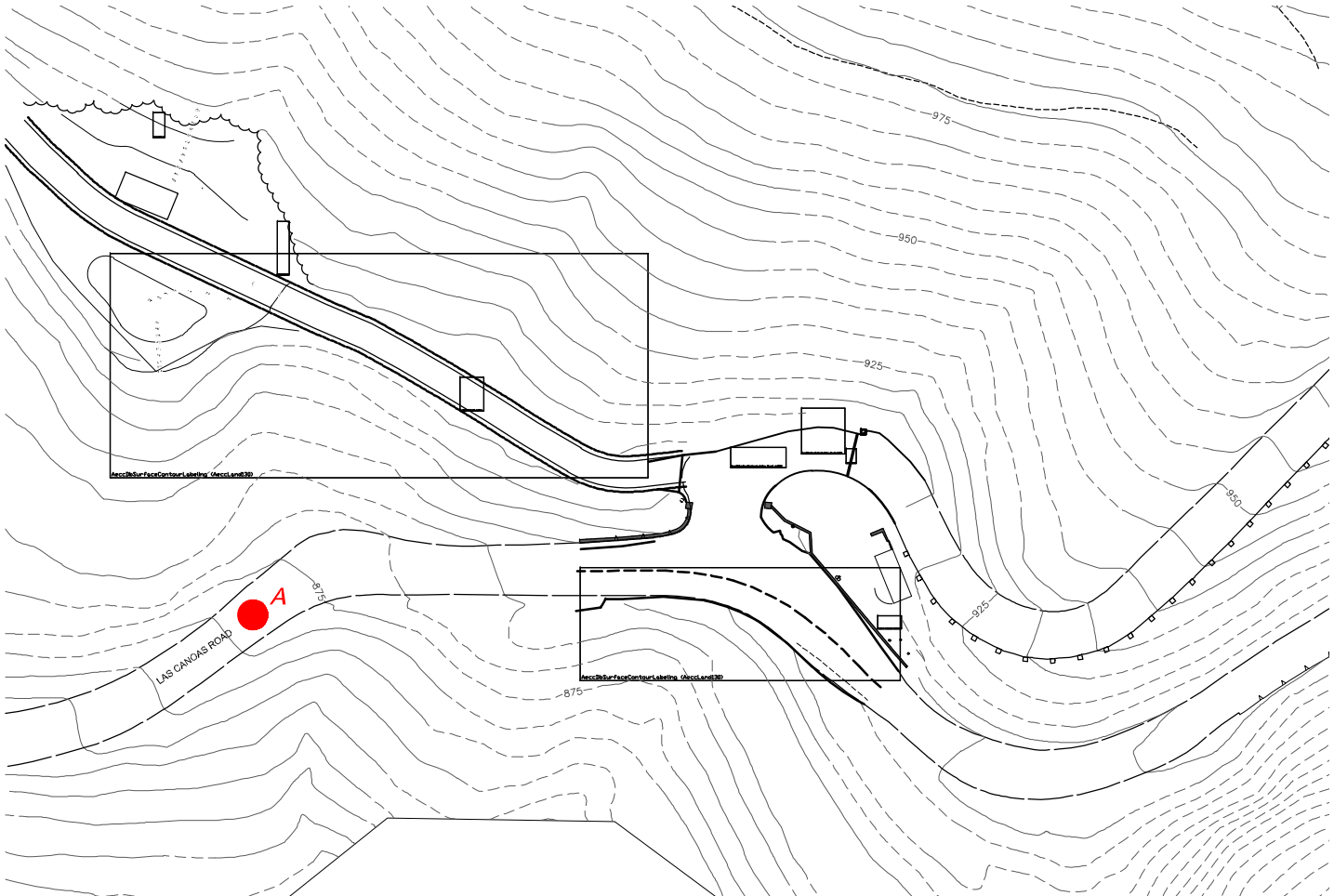
DATE: AUGUST 31, 2019



Proposed Perspective A



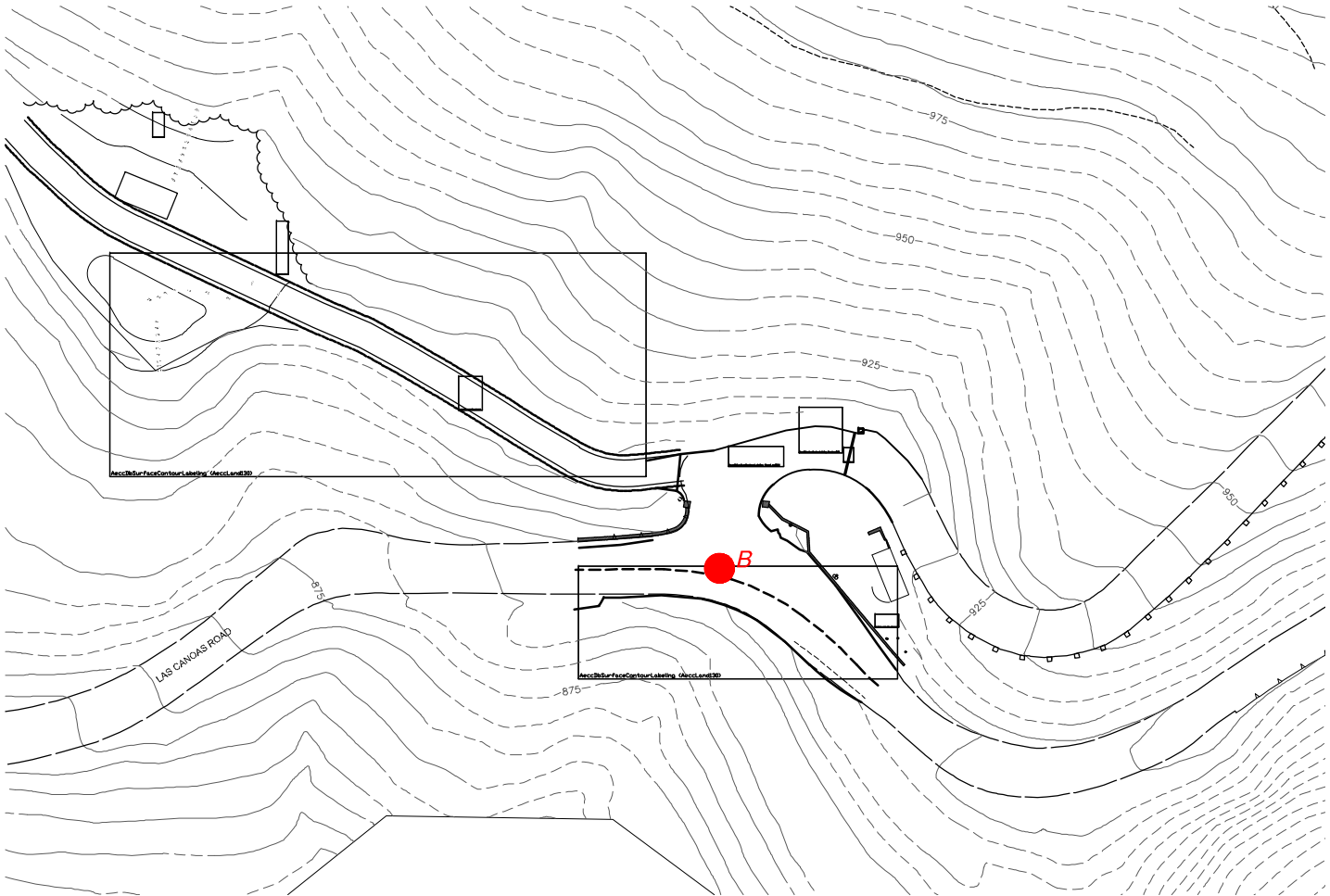
Existing Perspective A



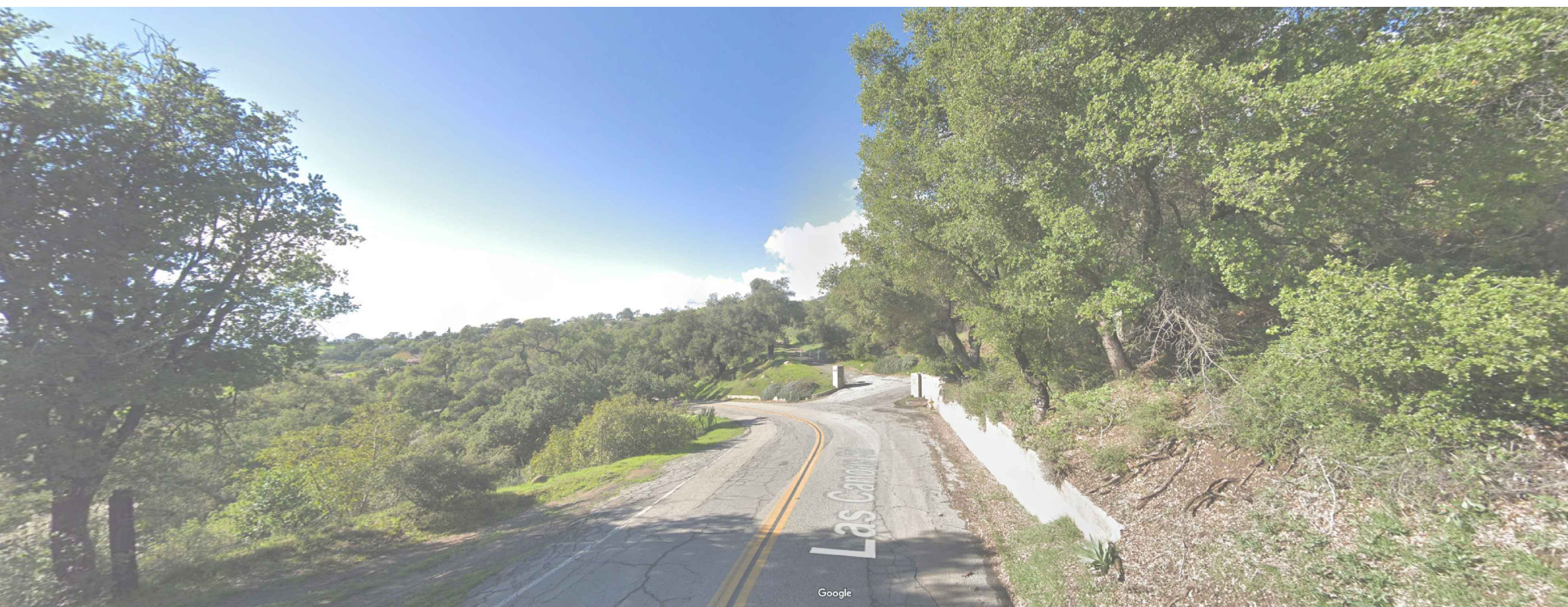
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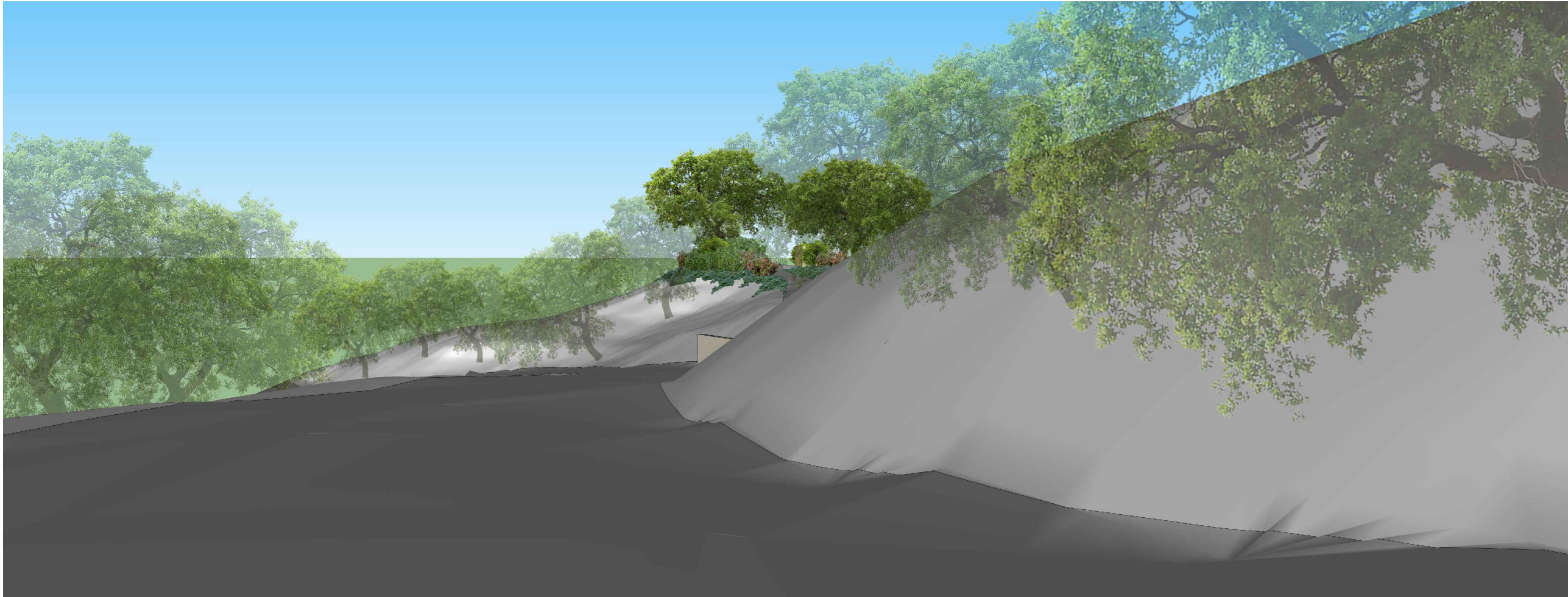
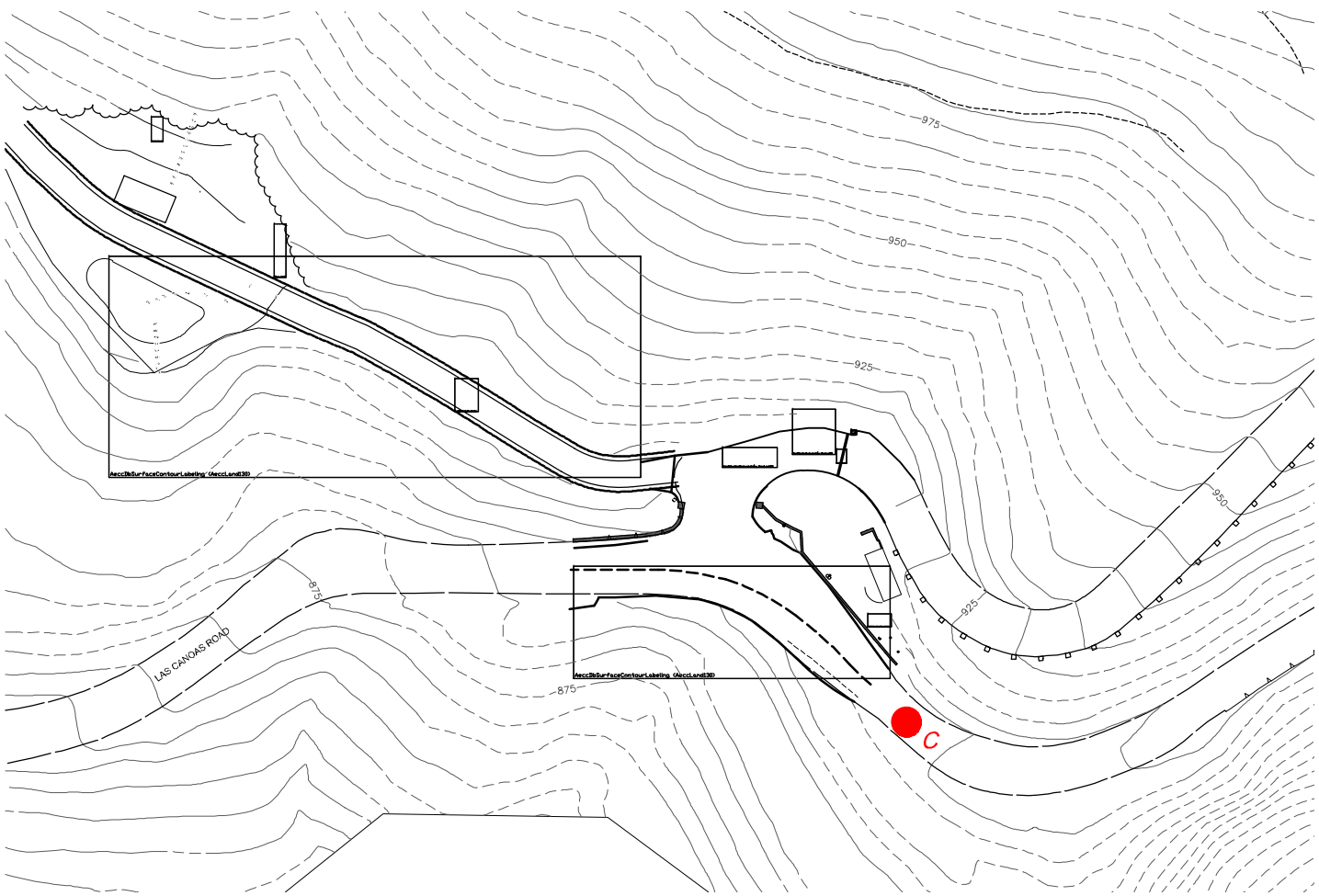
Existing Perspective B



Proposed Perspective C



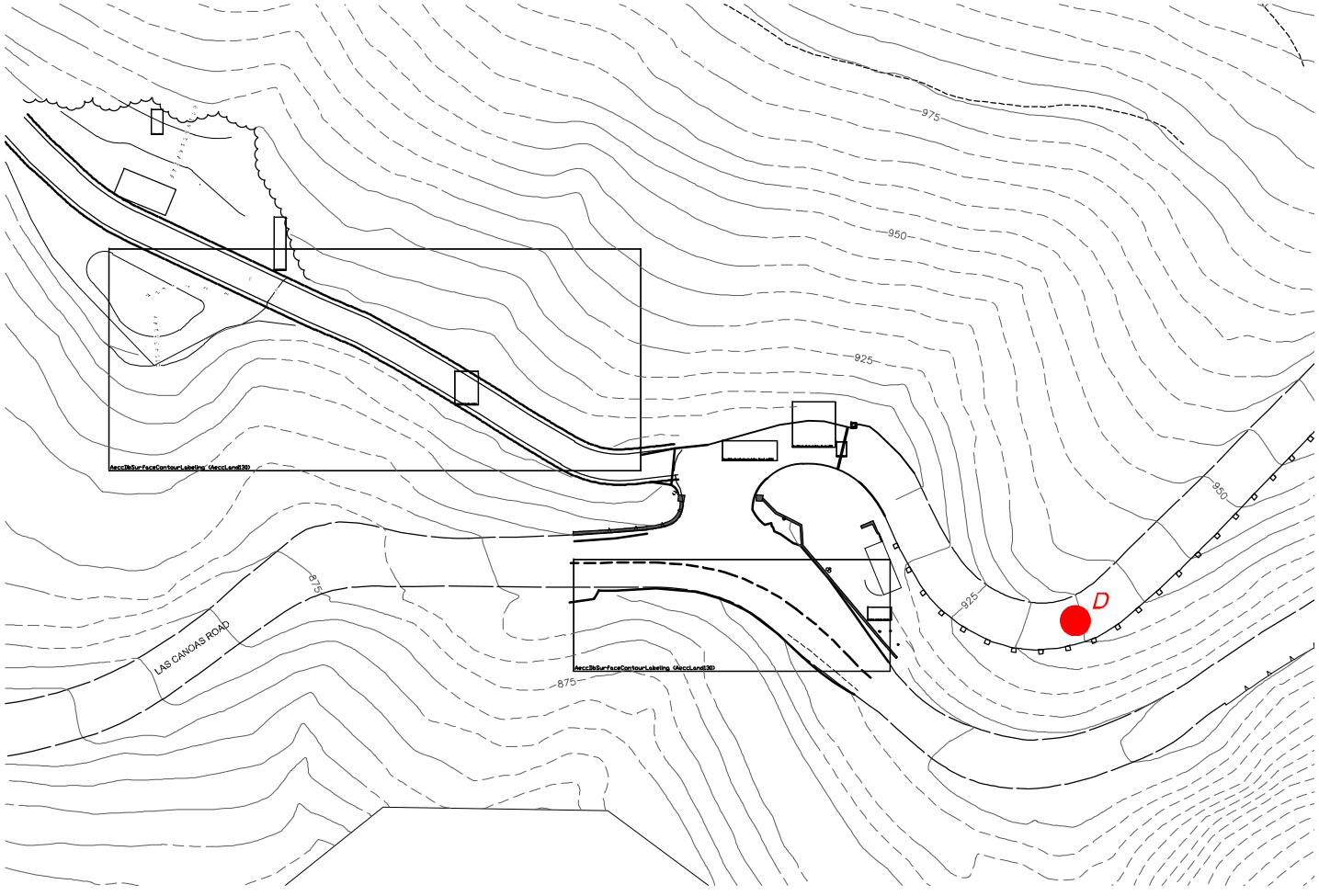
Existing Perspective C



Proposed Perspective D



Existing Perspective D



Cleonothus griseus horizontalis 'Yankee Point'
Yankee Point Cleonothus



Heteromeles arbutifolia
Toyon



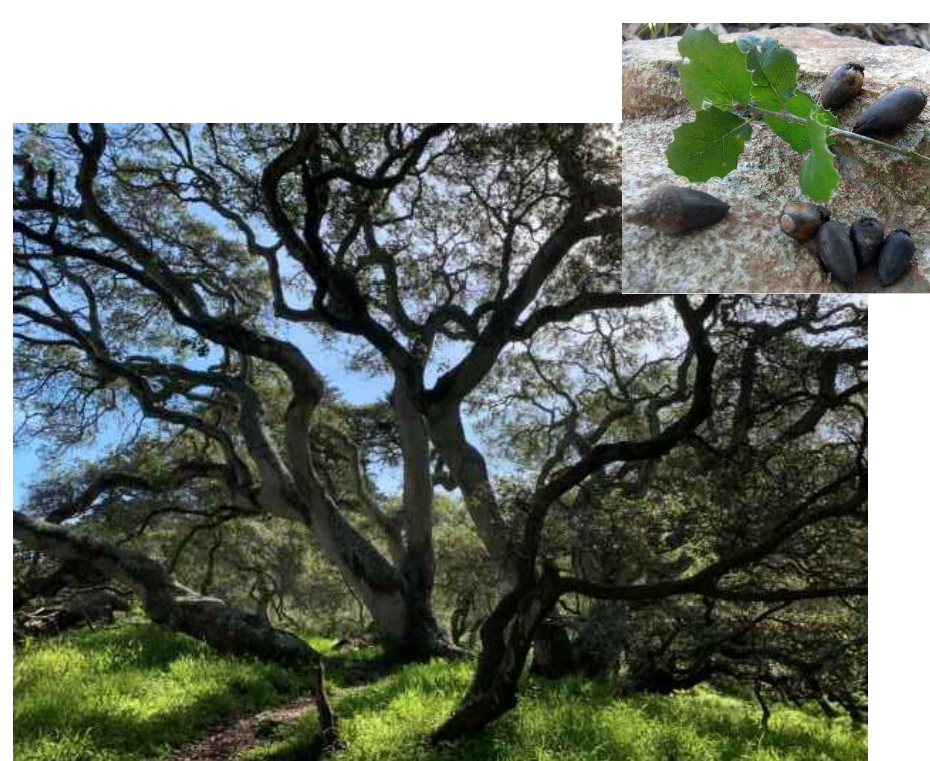
Rhamnus californica
Coffeeberry



Rhus ovata
Sugar Bush



Sambucus mexicana
California Elderberry



Quercus agrifolia
Coast Live Oak



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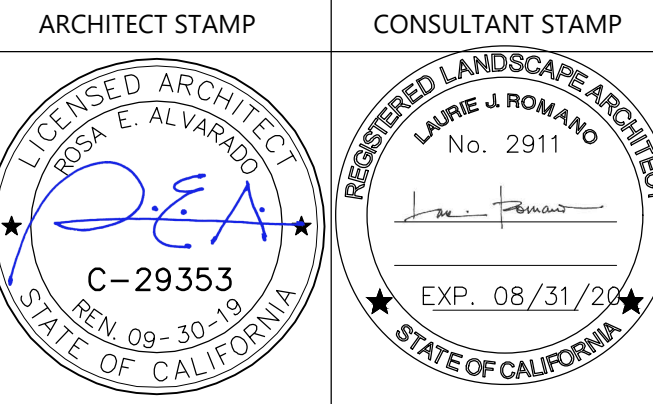
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ELECTRICAL ENGINEER
ALAN NOELLE ENGINEERING
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AGENCY APPROVAL

REVISIONS

NO.	DATE	DESCRIPTION

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PROJECT OWNER & TITLE
REVERE CAPITAL, LLC
2301 CEDAR SPRINGS RD, SUITE 200
DALLAS, TX 75201

WATER UTILITIES IMPROVEMENTS
1964 LAS CANOAS ROAD
SANTA BARBARA, CA 93105

SHEET TITLE
IMAGES & PERSPECTIVES

DRAWN BY: QP JOB NUMBER: 18045.04
SHEET NO.

LSK-1

DATE: AUGUST 31, 2019



1. Existing fire department connection and double check at entry wall looking towards Las Canoas



2. Looking toward Las Canoas from entry drive



3. Looking south-west toward Las Canoas from above existing entry wall



4. Looking south-east toward Las Canoas Rd. Existing pump house above wall



5. Looking up driveway at existing pump house



6. Looking south-west toward access road to proposed pump house



7. Looking south-east down access road toward entry walls



8. Proposed pump house location



9. Proposed pump house location



10. Proposed pump house location



11. Looking north from proposed pump house location



12. View from pump house location to nearest properties



13. Zoomed in view to nearest properties across canyon with view to pump house



14. Zoomed in view to nearest properties with view to pump house



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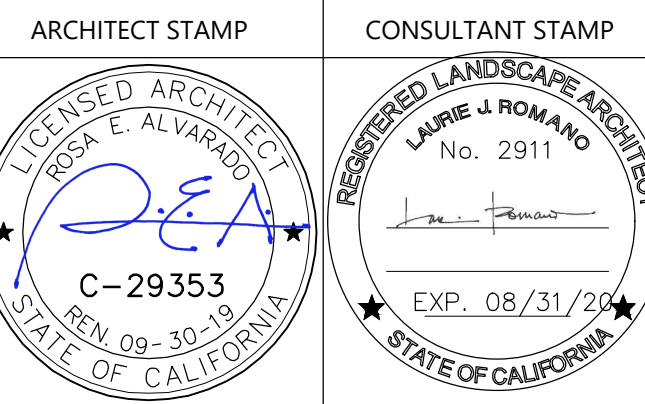
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SHEET TITLE

EXISTING SITE IMAGES

DRAWN BY: QP JOB NUMBER: 18045.04
SHEET NO.

LSK-2

DATE: AUGUST 31, 2019

ELECTRICAL SPECIFICATION NOTES

PROVIDE ALL ELECTRICAL WORK, AND MATERIALS AS SHOWN ON THE DRAWINGS, AS CALLED FOR HEREIN, AND AS IS NECESSARY TO FURNISH A COMPLETE INSTALLATION.

THE INSTALLATION SHALL CONFORM TO ALL THE REQUIREMENTS OF THE CURRENTLY ADOPTED CALIFORNIA ELECTRICAL CODE, STATE OF CALIFORNIA TITLE 24, ALL OTHER APPLICABLE CODES AND ORDINANCES; AND THE REQUIREMENTS OF THE FIRE MARSHAL. ALL EQUIPMENT AND WIRING SHALL BEAR THE APPROVAL STAMP OF UNDERWRITERS' LABORATORY (UL) OR AN APPROVED TESTING LABORATORY. PAYMENT FOR ALL INSPECTION FEES AND PERMITS ARE PART OF THIS CONTRACT.

THIS CONTRACT SHALL BE RESPONSIBLE FOR THE SAFETY, AND GOOD CONDITION, OF ALL MATERIALS AND EQUIPMENT FOR THE ENTIRE INSTALLATION, AND UNIT COMPLETION. OF WORK, ERECT AND MAINTAIN APPROVED AND SUITABLE BARRIERS, PROTECTIVE DEVICES, AND WARINNG SIGNS. BE FULLY RESPONSIBLE FOR ANY LOSS OR INJURY TO PERSONS OR PROPERTY RESULTING FROM NEGLIGENT MAINTENANCE AND/OR ENFORCEMENT OF ALL SAFETY PRECAUTIONS AND WARNINGS.

COORDINATE THE ELECTRICAL INSTALLATION WITH ALL OTHER TRADES.

ALL SAWCUTTING, TRENCHING, BACKFILLING, AND PATCHING SHALL BE PART OF THIS CONTRACT. ALL BACKFILLING, COMPACTION, AND RESURFACING METHODS SHALL BE APPROVED BY THE ARCHITECT.

RACEWAYS FOR ALL CONDUCTORS IN EXPOSED AREAS LESS THAN 5'-0" ABOVE GRADE SHALL BE GALVANIZED STEEL CONDUIT OR PVC SCHEDULE 80, AS PERMITTED BY BUILDING CONSTRUCTION TYPE. UNDERGROUND CONDUITS SHALL BE BURIED A MINIMUM OF 24" BELOW GRADE, AND MAY BE PVC SCHEDULE 40. ALL CONDUIT RISERS FROM UNDERGROUND RUNS SHALL BE PVC SCHEDULE 80 OR RIGID GALVANIZED STEEL. RACEWAYS IN ALL CONCEALED AREAS MAY BE TYPE EMT. FLEXIBLE STEEL CONDUIT MAY BE USED IN CONCEALED AREAS, UP TO A MAXIMUM LENGTH OF 12'-0", IF A SUITABLE BONDING WIRE IS INSTALLED. THIS BONDING CONDUCTOR SHALL BE IN ADDITION TO THE REQUIRED EQUIPMENT GROUNDING CONDUCTOR. CONCEALED RACEWAYS FOR LOW VOLTAGE SYSTEMS WITHIN BUILDING CONSTRUCTION MAY BE EQUAL TO CARLON TYPE "EFT". ALL EMPTY CONDUITS SHALL HAVE A SUITABLE PULLCORD INSTALLED. A SUITABLE GROUNDING CONDUCTOR SHALL BE INSTALLED IN ALL LINE VOLTAGE CONDUIT RUNS. NOTE THAT THIS CONDUCTOR IS NOT NECESSARILY SHOWN ON THE DRAWINGS. CONDUCTOR-IN-CONDUIT TYPE SYSTEMS, SUCH AS MC CABLE SHALL NOT BE ALLOWED UNLESS SPECIFICALLY CLEARED BY THE ENGINEER. NO MORE THAN THREE NINETY DEGREE BENDS SHALL BE ALLOWED IN ANY CONDUIT RUN, BETWEEN PULL POINTS.

OUTLET AND JUNCTION BOXES SHALL BE GALVANIZED STEEL, 4" SQUARE BY 1-1/2" DEEP, OR LARGER. THEY SHALL BE FLUSH MOUNTED IN ALL FINISHED AREAS, AND SHALL INCLUDE A PLASTER RING SUITABLE FOR THE DEVICE MOUNTED IN THE BOX. TELEPHONE AND COMMUNICATIONS OUTLETS MAY CONSIST OF THE PLASTER RING, BUT NO BOX, WHERE NOISE TRANSMISSION FROM ONE ROOM TO THE NEXT IS NOT AN ISSUE. UNLESS OTHERWISE NOTED, CONDUIT STUBS SHALL STILL BE REQUIRED FOR ALL COMMUNICATIONS OUTLETS INTO ACCESSIBLE CEILING SPACE. ALL BOXES SHALL BE LISTED FOR THEIR USE, INCLUDING ANY FIRE RATING. ADDITIONALLY, REGARDLESS OF OUTLET LOCATIONS SHOWN ON THESE PLANS, BOXES SHALL BE LOCATED AS REQUIRED TO COMPLY WITH NOISE AND FIRE SEPARATION REQUIREMENTS.

PROVIDE ALL CONDUIT, WIRING, OUTLETS, DISCONNECT OR MANUAL MOTOR STARTER SWITCHES, AND EQUIPMENT NECESSARY TO CONNECT MECHANICAL SYSTEMS AND EQUIPMENT. INSTALL OUTLETS AND CONTROL WIRING FOR LOW VOLTAGE CONTROL EQUIPMENT, IF REQUIRED. PROVIDE ALL REQUIRED CONDUIT FOR LOW VOLTAGE SYSTEMS.

LIGHT SWITCHES SHALL BE 20A, EQUAL TO HUBBELL #CS120 SERIES. DUPLEX RECEPTACLES SHALL BE 20A, EQUAL TO HUBBELL #CRF20 SERIES. ALL DEVICE COVERPLATES IN FINISHED AREAS SHALL BE SMOOTH PLASTIC, OR BRUSHED ALUMINUM, AS SPECIFIED BY THE ARCHITECT. ALL DEVICE COVERPLATES IN UNFINISHED AREAS MAY BE SMOOTH PLASTIC OR PRESSED STEEL, AS SPECIFIED BY THE ARCHITECT. ALL COVERPLATES IN EXTERIOR LOCATIONS SHALL BE WEATHERPROOF. DEVICE AND COVERPLATE COLORS SHALL BE AS SPECIFIED BY THE ARCHITECT. WHERE MULTIPLE DEVICES EXIST, THEY SHALL BE GROUPED TOGETHER, AND GROUPED DEVICES SHALL BE UNDER A SINGLE COVER PLATE. DEVICES ON AN EMERGENCY OR BACKUP POWER SYSTEM SHALL BE RED IN COLOR.

ALL WIRING SHALL BE COPPER. INSULATION FOR BRANCH CIRCUIT CONDUCTORS SHALL BE TYPE "THWN". CONDUCTORS LARGER THAN #6 AWG MAY BE TYPE "THWN" OR "THW".

PROVIDE BRANCH CIRCUIT WIRING, OUTLETS, DEVICES, AND CONNECTIONS TO ALL EQUIPMENT. ELECTRICAL EQUIPMENT AND MATERIAL SHALL BE LISTED, LABELED, AND INSTALLED PER A RECOGNIZED ELECTRICAL TESTING LABORATORY.

STEEL LIQUID-TIGHT, FLEXIBLE CONDUITS ARE REQUIRED FOR MOTOR CONNECTIONS, CONNECTIONS TO LIQUID-HANDLING EQUIPMENT, AND CONNECTIONS IN WET OR EXTERIOR LOCATIONS.

PROVIDE CONDUIT SEALS FOR ALL CONDUITS PENETRATING WEATHERPROOFING OR WEATHERPROOF ENCLOSURE ENVELOPE. MASTIC SEAL ALL CONDUIT OPENING PENETRATIONS COMPLETELY WATERTIGHT.

UNLESS SHOWN OTHERWISE, FUSED DISCONNECT SWITCHES SHALL BE PROVIDED WITH LOW-PEAK, DUAL ELEMENT FUSES SIZED TO EQUIPMENT NAMEPLATE FUSE CURRENT RATING. MANUAL MOTOR STARTERS SHALL BE PROVIDED WITH SIMILARLY SIZED FUSIBLE ELEMENTS. SWITCHES EXPOSED TO THE WEATHER SHALL BE TYPE NEMA 3R. ALL MOTOR DISCONNECTING MEANS SHALL BE HORSEPOWER RATED, BASED ON UNIT SERVED.

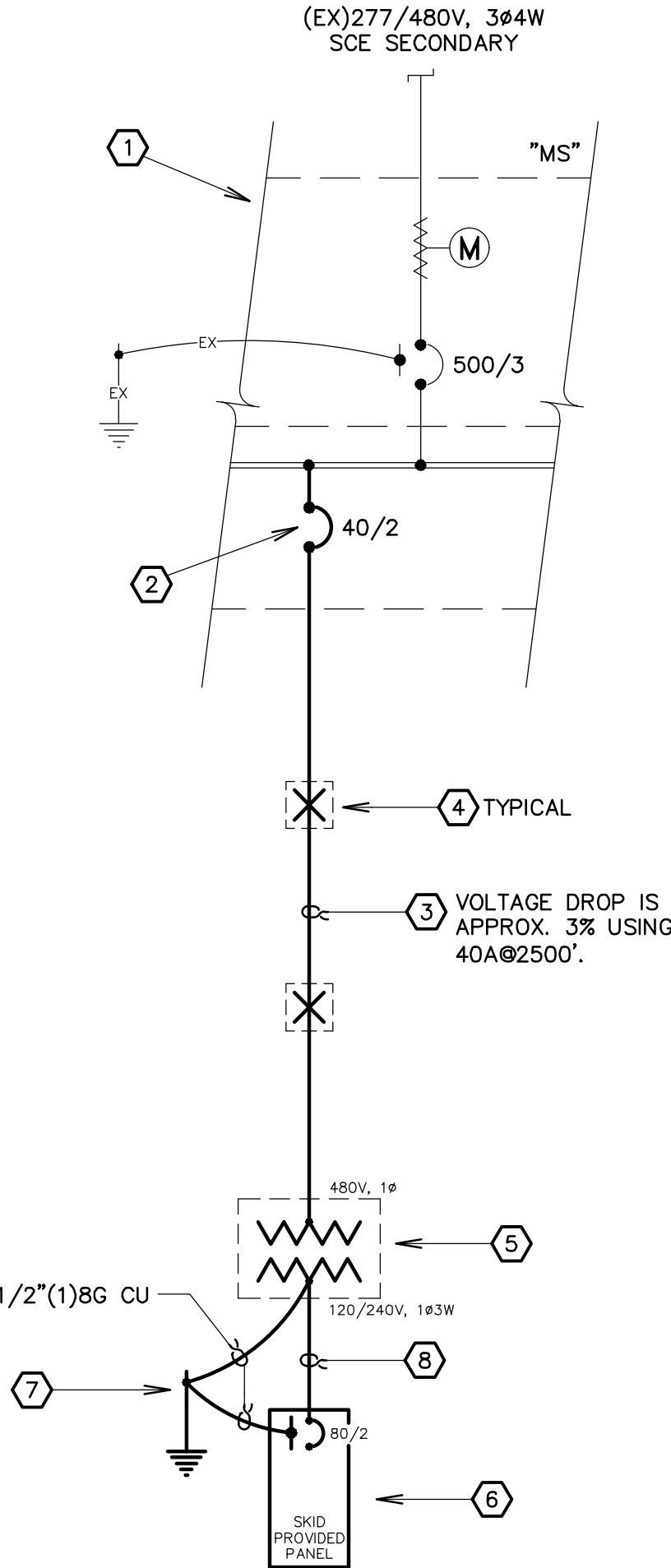
PROVIDE ALL MATERIALS AND WORK REQUIRED TO LOCATE, AND CONNECT TO, EXISTING DISTRIBUTION EQUIPMENT. UPDATE EXISTING PANELBOARDS WITH NEW TYPEWRITTEN CIRCUIT DIRECTORIES, AND FURNISH NEW CIRCUIT BREAKERS AS REQUIRED. EXISTING CIRCUIT DESCRIPTIONS IN EXISTING PANEL DIRECTORIES SHALL BE USED FOR EXISTING CIRCUITS TO REMAIN IF THEY ARE MORE DETAILED THAN THE PANEL SCHEDULES SHOWN IN THESE PLANS. RECONNECT ANY BRANCH CIRCUITS INTERRUPTED DURING DEMOLITION THAT ARE TO REMAIN. PANELBOARD CIRCUIT DIRECTORIES SHALL INCLUDE WHERE THE PANEL IS FED FROM.

RE-USE OF EXISTING BRANCH CIRCUIT CONDUITS AND WIRING IS ACCEPTABLE IF IN COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES, AND APPROVED BY THE AHJ.

INFORMATION SHOWN WAS OBTAINED FROM "AS-BUILT" DRAWINGS. VISIT THE SITE PRIOR TO BID TO VERIFY EXISTING CONDITIONS, AND MAKE ALLOWANCE FOR VARIATIONS TO THAT WHICH IS SHOWN.

(5) COPIES OF SUBMITTAL DRAWINGS ARE REQUIRED FOR DISTRIBUTION EQUIPMENT, DEVICES, AND COVERPLATES. SUBSTITUTIONS MAY BE APPROVED BY THE ENGINEER IF THE SUBMITTAL SHOWS A REASONABLE BENEFIT TO THE OWNER. NO PRIOR APPROVAL FOR SUBSTITUTIONS SHALL BE GIVEN BEFORE SUBMITTALS. AS SUCH, BID COMPARISONS MUST BE MADE BASED ON SPECIFIED EQUIPMENT. THE ENGINEER RESERVES THE RIGHT TO REJECT SUBMITTALS BASED ON INCOMPLETENESS OF THE SUBMITTAL, AS WELL AS NOT MEETING THE REQUIREMENTS OF THE PLANS AND SPECIFICATIONS. SUBMITTALS MUST BE PROVIDED FOR SPECIFIED EQUIPMENT, AS WELL AS ANY SUBSTITUTIONS.

THE ELECTRICAL DRAWINGS SHALL BE TREATED AS DIAGRAMATIC IN NATURE. THEY SHALL NOT BE USED TO DETERMINE EXACT DIMENSIONS OR LOCATIONS FOR ANY DEVICE. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COORDINATING WITH ARCHITECTURAL ELEMENTS AND PLANS, OTHER DISCIPLINES, THE ARCHITECT, AND OWNER, FOR ALL LOCATIONS, BEFORE COMPLETING ANY WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS IN RELOCATING ANY DEVICE OR CONNECTION INSTALLED IN THE WRONG LOCATION. THE CONTRACTOR SHALL ALLOW SUFFICIENT TIME FOR COORDINATION.



SEE SHT E1.1 FOR NOTES LEGEND

ONE LINE DIAGRAM

ELECTRICAL SYMBOLS

LIGHTING		CONDUIT & WIRE	
SEE LIGHT FIXTURE SCHEDULE FOR ADDITIONAL INFORMATION		ALL WIRE SHALL BE #12 THWN CU UN	
<div><div>FLUORESCENT</div><div>A</div><div>RECESSED DOWNLIGHT</div><div>SURFACE MOUNTED</div><div>SURFACE, WALL MOUNTED</div><div>PENDANT MOUNTED</div><div>TRACK WITH TRACK HEADS</div><div>STRIP</div><div>EXIT SIGN (SINGLE OR DOUBLE FACED WITH DIRECTIONAL ARROWS AS SHOWN)</div></div>		<div><div>(4) #12 + ground MAX. IN 1/2" CONDUIT</div><div>(8) #12 + ground MAX. IN 3/4" CONDUIT</div><div>(16) #12 + ground MAX. IN 1" CONDUIT</div><div>BELOW GRADE OR FLOOR</div><div>STUBBED AND CAPPED</div><div>WIREMOLD G4000</div><div>PLUGMOLD, WIREMOLD G20GBX12</div></div>	
WALL MOUNTED RECEPTACLES		SWITCHES & CONTROLS	
MOUNT AT +18" TO 6" UNLESS OTHERWISE NOTED		MOUNT AT +44" TO 6" UNLESS OTHERWISE NOTED	
<div><div>20A DUPLEX, VERTICALLY MOUNTED</div><div>20A HALF SWITCHED DUPLEX RECEPTACLE</div><div>20A DUPLEX, HORIZONTALLY MOUNTED</div><div>DOUBLE DUPLEX</div><div>CATV AND/OR VIDEO</div><div>TELEPHONE AND/OR COMMUNICATIONS (PROMOTE 3/4" TO 1" INTO ACCESSIBLE CEILING SPACE, UN)</div><div>NON-STANDARD OUTLET (SEE PLANS FOR NEMA CONFIGURATION)</div></div>		<div><div>S SINGLE POLE (SPST)</div><div>S₂ TWO POLE (SPST)</div><div>S₃ 3-WAY (SPDT)</div><div>S₄ 4-WAY (SPDT)</div><div>S_P WITH PILOT LIGHT</div><div>S_O DOOR OPERATED</div><div>S_T TIMER</div><div>S_K KEY OPERATED</div><div>WALLBOX DIMMER (RATED FOR THE LAMP TYPES AND WATTAGE OF TYPE AND SHOWN. INCLUDING REQUIRED DERATING FOR MULTIGANG INSTALLATIONS)</div></div>	
LETTER DESIGNATIONS		FLOOR OUTLETS	
<div><div>AC ABOVE COUNTER (+48" TO TOP OF BOX, AS DIRECTED BY ARCHITECT)</div><div>AHJ AUTHORITY HAVING JURISDICTION</div><div>CO CONDUIT ONLY (WITH PULL CORO)</div><div>dnS DO NOT SWITCH (LIGHT FIXTURE SHALL BE WIRED HOT)</div><div>EX EXISTING, TO REMAIN</div><div>EXR EXISTING, TO BE REMOVED</div><div>FLA FULL LOAD AMPS</div><div>GO CONNECT, AS REQ'D TO GARBAGE DISPOSAL</div><div>GFI GROUND FAULT INTERRUPTING</div><div>GWS GANG WITH SWITCH</div><div>MCA MINIMUM CIRCUIT AMPS</div><div>MCB MAIN CIRCUIT BREAKER</div><div>MFS MAXIMUM FUSE SIZE</div><div>MLO MAIN LUGS ONLY</div><div>NL NIGHT LIGHT (LIGHT FIXTURE TO BE LEFT ON 24-HOURS A DAY)</div><div>REF LOCATE, AS REQ'D FOR REFRIGERATOR</div><div>REL EXISTING, RELOCATED TO NEW POSITION</div><div>TW TANDEM WIRED</div><div>TYP TYPICAL</div><div>UNO UNLESS OTHERWISE NOTED</div><div>WM OUTLET MOUNTED IN WIREMOLD</div><div>WP WEATHERPROOF (NEMA 3R IF ENCLOSED)</div><div>WT WALL TELEPHONE (MOUNTING HEIGHT, AS DIRECTED BY ARCHITECT)</div></div>		<div><div>20A DUPLEX (OUTLETS SHALL BE FLUSH, RECESSED, OR PEDESTAL AND SPECIFICATIONS)</div><div>TEL/COMM</div></div>	
MISC. OUTLETS & EQUIPMENT		ADA OUTLET HEIGHT REQUIREMENTS	
<div><div>TIME SWITCH</div><div>THERMOSTAT (+44" STANDARD UNO)</div><div>JUNCTION BOX</div><div>MOTOR</div><div>DISCONNECT SWITCH</div><div>TRANSFORMER</div><div>RELAY OR CONTACTOR (IN NEMA 1 ENCLOSURE UNO)</div><div>MANUAL MOTOR STARTER</div><div>SPEAKER</div><div>VOLUME CONTROL SWITCH</div><div>DOORBELL</div><div>FIRE ALARM PULL STATION</div><div>FIRE ALARM HORN</div><div>FIRE ALARM CHIME</div><div>FIRE ALARM VISUAL</div><div>FIRE ALARM AUDIO/VISUAL</div><div>FIRE ALARM SMOKE DETECTOR</div><div>FIRE ALARM HEAT DETECTOR</div><div>FIRE ALARM SMOKE/CO DETECTOR</div><div>OCCUPANCY SENSOR (CEILING OR WALL MOUNTED)</div><div>PHOTOCELL</div><div>UTILITY OR TENANT METER, INCLUDING SOCKET AND ALL REQUIRED ACCESSORIES</div><div>UTILITY METER SOCKET AND BLANK COVER FOR FUTURE METER</div></div>		<div>PER CBC 11B-308.1, ALL POWER, LOW VOLTAGE, AND SWITCH CONTROLS SHALL BE LOCATED AS FOLLOWS:</div> <ul style="list-style-type: none">MINIMUM HEIGHT AFF SHALL BE +15" TO BOTTOM OF OUTLET BOX.MAXIMUM HEIGHT WITHOUT OBSTRUCTION SHALL BE +48" AFF TO TOP OF OUTLET BOX.MAXIMUM HEIGHT WITH 20"-25" OBSTRUCTION, FORWARD APPROACH SHALL BE +44" TO TOP OF OUTLET BOX.MAXIMUM HEIGHT WITH 1"-24" OBSTRUCTION, SIDE APPROACH SHALL BE +46" TO TOP OF OUTLET BOX.	



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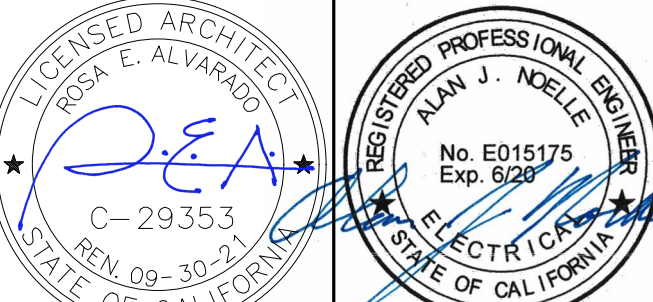
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ARCHITECT STAMP

CONSULTANT STAMP



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SHEET TITLE

ELECTRICAL SYMBOLS, SPECS, SCHEDULES

DRAWN BY: QP JOB NUMBER: 18045.04

SHEET NO.

E1.0

DATE: JANUARY 17, 2020

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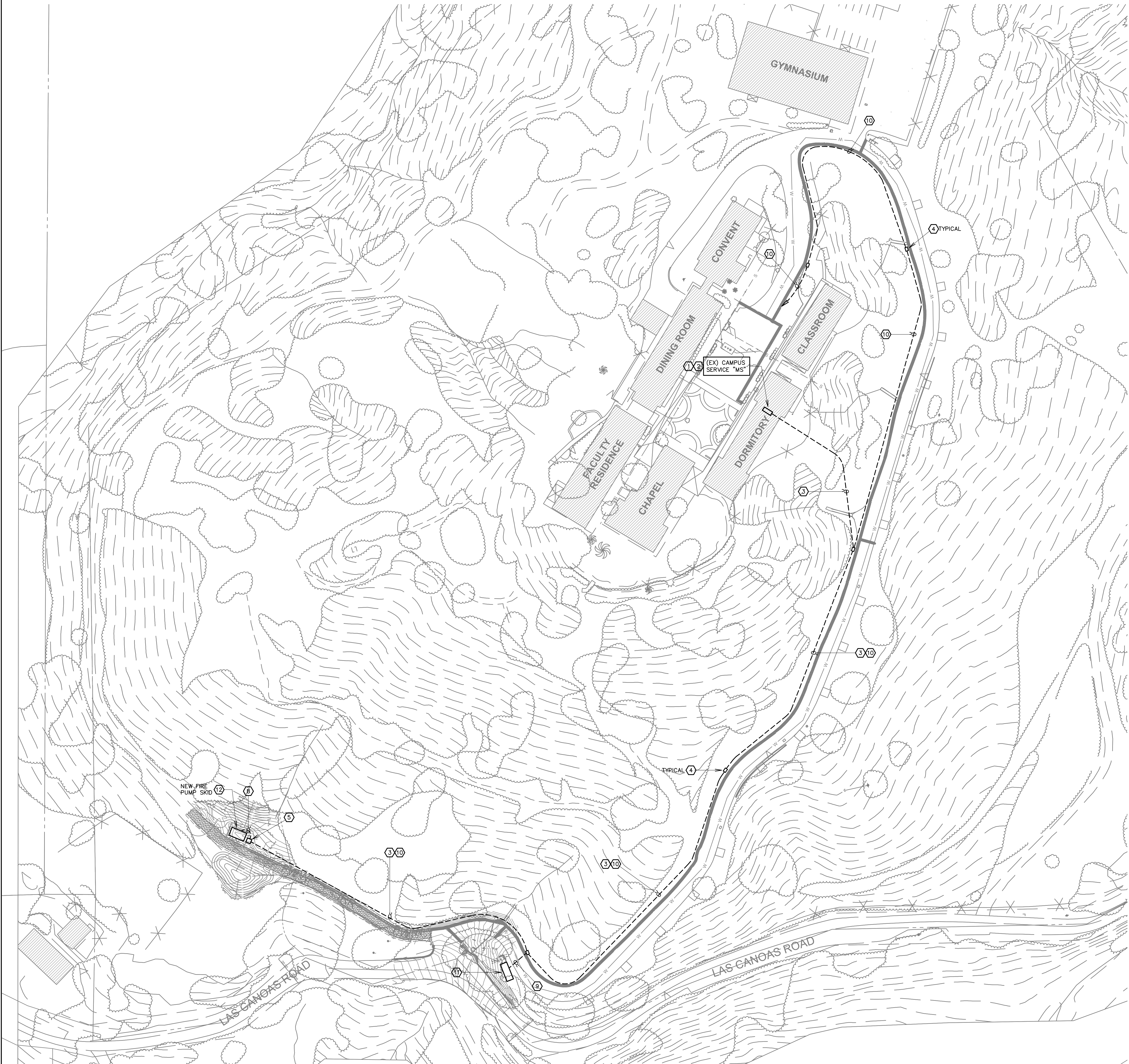
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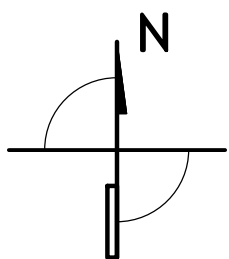
Electrical Engineering Lighting Design

A2033E10.dwg 4.20.20



SITE ELECTRICAL PLAN

SCALE: 1" = 50'-0"



PROJECT NOTES LEGEND

- 1 EXISTING PROPERTY MAIN SWITCHBOARD, IN LOWER FLOOR OF DORM BUILDING. COORDINATE BEST ROUTE OUT OF BUILDING, AND INTO TRENCH OUT TOWARDS NEW FIRE PUMP SKID. NOTE THAT EXISTING LOAD ON SWITCHBOARD IS LESS THAN 200AMPS.
- 2 PROVIDE A NEW 40A/2P BREAKER IN EXISTING 480V DISTRIBUTION OF "MS". LABEL "DIESEL FIRE PUMP SKID ACCESSORIES". MATCH EXISTING SHORT CIRCUIT WITHSTAND RATINGS OF THE EXISTING BRANCH BREAKERS, TO MAINTAIN THE EXISTING WITHSTAND RATING OF THE SWITCHBOARD.
- 3 PROVIDE 2"(2)#4/0+1(1)#2G THWN CU TO THE FIRE PUMP SKID. RUN IN TRENCH FROM SERVICE, DOWN TO ROAD, AND THEN RUN IN SAME TRENCH AS WATER SYSTEM. CONDUIT SHALL BE PVC SCHEDULE 40, WITH SCHEDULE 80 RISERS, AND BE BURIED A MINIMUM OF 24" BELOW GRADE.
- 4 PROVIDE A 11"x17" CONCRETE PULLBOX WHERE REQUIRED FOR THIS RUN. BOXES SHOWN HERE ARE SUGGESTIONS, AND SHOULD BE CHECKED AGAINST SITE CONDITIONS. PROVIDE BOXES ON A MINIMUM 6" CRUSHED GRAVEL BASE AND USE A TRAFFIC RATED BOLT-DOWN, CONCRETE LID. LABEL BOX "ELECTRIC". IN ADDITION, WHERE REQUIRED, AND AT SIMILAR INTERVALS, PROVIDE THE SAME SIZE PULL BOX FOR THE LOW VOLTAGE COMMUNICATIONS CONDUIT, NOTE 10 BELOW. LABEL THAT BOX COVER "COMM".
- 5 PROVIDE A 25KVA, 480V TO 120/240V STEP DOWN TRANSFORMER AT SKID, EQUAL TO SQUARE D #EX25S3H. PROVIDE WITH APPROPRIATE WEATHER SHIELDS, AND LOCATE WITH A MINIMUM OF 12" ALL AROUND FOR PROPER HEAT DISSIPATION. MOUNT ON A NEW 6" THICK HOUSE KEEPING PAD. LOCATE SO SECONDARY CONDUCTORS (NOTE 8, BELOW) ARE NO LONGER THAN 25'-0".
- 6 FIRE PUMP SKID IS SUPPLIED WITH A MAIN POWER PANEL WITH AN 80A/2P MAIN BREAKER. DETERMINE EXACT LOCATION IN THE FIELD AND CONNECT POWER, AS REQUIRED.
- 7 PROVIDE A 10"x3/4" COPPERCLAD GROUND ROD AT PANEL AND SKID, IF SKID DOES NOT PROVIDE A GROUND SYSTEM. TIE BOTH THE TRANSFORMER DERIVED NEUTRAL AND THE SKID POWER PANEL TO THIS GROUND.
- 8 2" (3)#1+1(1)#6G THWN CU. CONDUCTOR LENGTH SHALL BE KEPT TO A MAXIMUM OF 25'-0" BEFORE LANDING ON THE SECONDARY MAIN BREAKER.
- 9 PROVIDE 2"CO, WITH PULL CORD, FROM NEAREST PULLBOX, INTO EXISTING PUMP HOUSE, FOR NEW CONTROLS. COORDINATE WITH EXISTING SITE CONDITIONS.
- 10 PROVIDE A 2"CO, WITH APPROPRIATE PULLCORD, FOR LOW VOLTAGE CONTROLS AND ALARM WIRING. COORDINATE WITH CONTROLS AND ALARM SYSTEM CONTRACTOR FOR WIRING REQUIRED. SEE NOTE 4, ABOVE FOR PULLBOXES. PLACEMENT SHALL BE BASED ON MAXIMUM SPOOL AVAILABLE, AS WELL AS BENDS. RUN CONDUIT WITH WATER LINE TRENCH. COORDINATE TERMINATION AT ALL ENDS WITH OWNER.
- 11 EXISTING PUMP BUILDING. THERE ARE (2) 5HP PUMPS IN THIS SHELTER BEING REPLACED WITH NEW 7.5HP PUMPS ON VFDS. COORDINATE ALL CONNECTION REQUIREMENTS, AND PROVIDE. IN ADDITION, THIS ENCLOSURE HOUSES A BACKUP GENERATOR. AS PART OF THIS CONTRACT, HAVE THIS GENERATOR EVALUATED, TESTED, AND CLEANED. DISCUSS WITH OWNER ANY ISSUES WITH THIS UNIT. TIE BOTH PUMPS AND GENERATOR INTO NEW CONTROLS SYSTEM.
- 12 NEW FIRE PUMP SKID. PROVIDE ALL POWER AND LOW VOLTAGE CONNECTIONS TO IT, AS REQUIRED. SKID SHALL BE AN NRTL LISTED UNIT. COORDINATE EXACT LOCATION FOR POWER AND COMMUNICATIONS CONNECTIONS INTO SKID, WITH FIELD AND SITE CONDITIONS.



802 EAST COTA STREET, SUITE A
SANTA BARBARA, CA 93103
TEL (805) 963-1955

CONSULTANTS

PLANNER
SUZANNE ELLEDGE PLANNING & PERMITTING SERVICES
1625 State Street
Santa Barbara, CA 93101
TEL (805) 966-2758

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
201 N. Calle Cesar Chavez, Suite 100
Santa Barbara, CA 93103
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LANDSCAPE ARCHITECT
ARCADIA STUDIO, INC.
202 East Cota Street
Santa Barbara, CA 93101
TEL (805) 962-9055

STRUCTURAL ENGINEER
GREER STRUCTURAL ENGINEERING
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MECHANICAL ENGINEER
MECHANICAL ENGINEERING CONSULTANTS, INC.
1616 Anacapa Street
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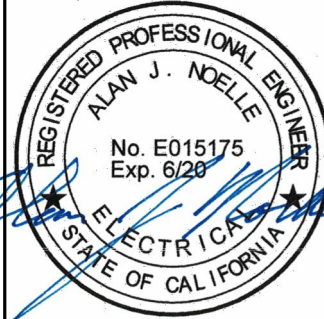
FIRE PROTECTION ENGINEER
COLLINGS & ASSOCIATES, INC.
260 Maple Court, Suite 241
Ventura, CA 93001
TEL (805) 658-0003

ELECTRICAL ENGINEER
ALAN NOELLE ENGINEERING
1616 Anacapa Street
Santa Barbara, CA 93101
TEL (805) 563-5444

ARCHITECT STAMP



CONSULTANT STAMP



AGENCY APPROVAL

REVISIONS

NO.	DATE	DESCRIPTION

THE ARCHITECT DOES NOT REPRESENT THAT THESE PLANS OR THE SPECIFICATIONS ARE SUITABLE FOR ANY SITE OTHER THAN THE ONE FOR WHICH THEY WERE SPECIFICALLY PREPARED. THE ARCHITECT DISCLAIMS RESPONSIBILITY FOR THESE PLANS AND SPECIFICATIONS IF THEY ARE USED IN WHOLE OR IN PART AT ANY OTHER SITE

PROJECT OWNER & TITLE

REVERE CAPITAL, LLC
2301 CEDAR SPRINGS RD, SUITE 200
DALLAS, TX 75201

WATER UTILITIES IMPROVEMENTS

1964 LAS CANOAS ROAD
SANTA BARBARA, CA 93105

SHEET TITLE

ELECTRICAL SITE PLAN

DRAWN BY: QP

JOB NUMBER: 18045.04

SHEET NO.

E1.1

DATE: JANUARY 17, 2020



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Electrical Engineering Lighting Design
A2033E11.dwg 4.20.20